

### MANAGEMENT CERTIFICATE

This Management Certificate is recorded pursuant to Section 209.004 of the Texas Property Code.  
This amends all prior Management Certificates filed for this Association.

This MANAGEMENT CERTIFICATE (this "Certificate") is made effective as of October 9, 2023 by Copper Ridge Subdivision Unit Homeowners Association, Inc., a Texas non-profit corporation (the "Association").

### WITNESSETH:

WHEREAS, the Declarant for Copper Ridge has previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for Copper Ridge filed of record on or about June 3, 2022 (the "Declaration") and recorded at 2022-01021837 in the Real Property Records of Smith County, Texas, which Declaration is incorporated herein for all purposes.

WHEREAS, Declarant has created the Association for the benefit of Copper Ridge.

WHEREAS, the Association was duly formed on December 19, 2022, as Copper Ridge Subdivision Unit Homeowners Association, Inc.

WHEREAS, the Association has caused this Certificate to be prepared and filed in accordance with the provisions of the Texas Property Code as provided in Section 209 of the Texas Property Code.

NOW, THEREFORE, the undersigned hereby certifies as follows on behalf of the Association:

1. Name of the Subdivision. The name of the subdivision which is subject to the Declaration is Copper Ridge.
2. Name of the Association. The name of the Association is the Copper Ridge Subdivision Unit Homeowners Association, Inc. and is located at Smith County, Texas. The mailing address for the Association is Rose City Property Management, 108 North Houston Street, PO Box 167, Bullard, TX 75757.
3. Recording Data for the Subdivision. The Declaration, Bylaws and Plats to the subdivision and any amendments, supplements and additions thereto have been recorded in the Smith County Clerk's office.
4. Recording Data for the Declaration. The Declaration for the Association was filed on or about June 3, 2022 (the "Declaration") recorded at 2022-01021837 in the Real Property Records of Smith County, Texas; which Declaration is incorporated herein for all purposes and any amendments or supplements thereto.
5. The Name and Mailing Address of Managing Agent. The Association's managing agent is:

Rose City Property Management  
108 North Houston Street  
PO Box 167  
Bullard, TX 75757

6. Manager of the Association. The telephone number for the manager of the Association is 903-630-6355 and the email address for the manager of the Association is [info@rosecitymanagement.com](mailto:info@rosecitymanagement.com).

7. Website for the Association. The website for the Association is <https://app.townsq.io/login>.\*

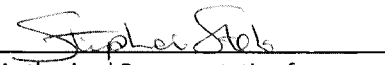
8. Resale Certificates: Resale Certificates may be requested by contacting Rose City Property Management at [resales@themacgroupco.com](mailto:resales@themacgroupco.com) or at <https://www.homewisedocs.com>. The Resale Fee is \$350.00 and shall be payable to Rose City Property Management. The Transfer Fee is \$200.00 and shall be payable to Rose City Property Management.

*\*Please Note: Supplementary documents may be requested for an additional fee through Homewisedocs.com.*

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed as of the date first above written.

ASSOCIATION:

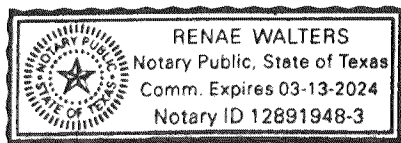
Copper Ridge Subdivision Unit Homeowners Association, Inc., a Texas non-profit corporation

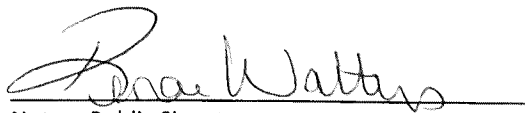
By:   
Authorized Representative for  
Copper Ridge Subdivision Unit Homeowners Association, Inc.

THE STATE OF TEXAS           §  
COUNTY OF SMITH           §

This instrument was acknowledged before me on this 9 day of October, 2023 by Stephanie Smith, Authorized Representative for Copper Ridge Subdivision Unit Homeowners Association, Inc., a Texas non-profit corporation, on behalf of such corporation.

Notary Public in and for the State of Texas



  
Notary Public Signature

**Smith County  
Karen Phillips  
Smith County Clerk**

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**Document Number:** 202301030799

eRecording - Real Property

CERTIFICATE

Recorded On: October 13, 2023 08:39 AM

Number of Pages: 3

Billable Pages: 2

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**" Examined and Charged as Follows: "**

Total Recording: \$30.00

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\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\*

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY  
because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 202301030799  
Receipt Number: 20231013000008  
Recorded Date/Time: October 13, 2023 08:39 AM  
User: Brenda C



**STATE OF TEXAS  
COUNTY OF SMITH**

**I hereby certify that this Instrument was FILED In the File Number sequence on the date/time  
printed hereon, and was duly RECORDED in the Official Records of Smith County, Texas.**

Karen Phillips  
Smith County Clerk  
Smith County, TX