


MARY LOUISE NICHOLSON
COUNTY CLERK

**PROPERTY OWNERS ASSOCIATION
MANAGEMENT CERTIFICATE FOR
COPPER CREEK FORT WORTH**

STATE OF TEXAS §
 § **KNOW ALL MEN BY THESE PRESENTS:**
COUNTY OF TARRANT §

Pursuant to the provisions of Section 209.004 of the Texas Property Code, the undersigned property owners' association hereby records this Property Owners Association Management Certificate for Copper Creek Fort Worth.

1. The name of the subdivision is Copper Creek Fort Worth.
2. The name of the association is Copper Creek Homeowners' Association, Inc.
3. The recording data for the subdivision is as follows:

Final Plat of Lots 74X & 75X, Block A, Lots 1-8, Block C, Lots 1-10, Block D, Lots 19-47 & 48X-50X, Block E, Lots 1-8, Block F, Lots 1-27, Block G, Lots 1-23, Block H, Lots 15-22, Block K, Lots 1X & 2X, Block L, Lots 1-5, Block M, Lots 1-3, Block N, Lots 6-10, Block P, Lots 1-11, Block EE, Lots 1-22, Block FF, Lots 1-19, Block GG, Lots 1-8, Block HH, Lots 1-26 & 72X, Block II, Lots 1-37, Block JJ, Lots 1-20, Block KK, Lots 1, 2 & 21-23, Block LL, Lots 1X & 2X, Block RR, Copper Creek, recorded on or about June 24, 2016, as Instrument No. D216137977 of the Real Property Records of Tarrant County, Texas.

Final Plat of Lots 1-3, 4X, 5-25, 26X, 27-51, 52X-58X, 59-92, Block B, Lots 9-40, Block C, Lots 11-22, Block D, Lots 51-73, Block E, Lots 1-8, Block I, Lots 1-10, Block J, Lots 23-39, Block K, Lots 6-26, 27X, Block M, Lots 4-18, Block N, Lots 1-15, Block Q, Lots 1-8, Block R, Lots 1-17, Block S, Lots 1-21, Block T, Lot 1X, Block U, Copper Creek, recorded on or about March 18, 2019, as Instrument No. D219053029 of the Real Property Records of Tarrant County, Texas.

Final Plat of Lots 1-19, Block V, Lots 1-31, 32X, 33X, Block Y, Lots 22-28, Block Z, Lots 1-6, 7X, 8-33, Block AA, Lots 1-31, Block BB, Lots 1-11, Block CC, Copper Creek, recorded on or about July 9, 2021, as Instrument No. D221197663 of the Real Property Records of Tarrant County, Texas.

Final Plat of Lots 29-56, Block Z, Lots 12-21, Block CC, Lots 1-22, Block DD, Lots 8-16, Block SS, Copper Creek, recorded on or about January 21, 2022, as Instrument No. D222018788 of the Real Property Records of Tarrant County, Texas.

Final Plat of Lots 195-117, 118X, Block Z, Lots 36-70, 71X, Block II, Lots 1-16, Block NN, Copper Creek, recorded on or about January 21, 2022, as Instrument No. D222018793 of the Real Property Records of Tarrant County, Texas.

4. The recording data for the declaration and any amendments to the declaration is as follows:

Declaration of Covenants, Conditions and Restrictions for Copper Creek Fort Worth, recorded on or about February 14, 2017, as Document No. D217034593 of the Real Property Records of Tarrant County, Texas.

First Amendment to the Declaration of Covenants, Conditions and Restrictions for Copper Creek Fort Worth, recorded on or about April 23, 2018, as Document No. D218085497 of the Real Property Records of Tarrant County, Texas.

5. The name and mailing address of the association:

Copper Creek Fort Worth Homeowners' Association, Inc.
c/o FirstService Residential
14951 N. Dallas Pkwy., Suite 600
Dallas, TX 75254

6. The name, mailing address, telephone number, and e-mail address of the person managing the association or the association's designated representative is as follows:

Jordan Taylor
FirstService Residential
14951 N. Dallas Pkwy., Suite 600
Dallas, TX 75254
Telephone: 214-871-9700
Email: Mgmt-CertificateTX@fsresidential.com

7. The website address of any Internet website on which the association's dedicatory instruments are available in accordance with Section 207.006 is:

<https://CopperCreekFortWorthHOA.connectresident.com>

8. The amount and description of a fee or fees charged by the association relating to a property transfer in the subdivision is as follows:

Transfer Fee	\$340.00
Resale Disclosure Package (6-10 days; 3-5 days; 1-2 days)	\$375; \$450; \$500
Resale Disclosure Update (within 60 days of original request)	\$75
Refinance Certificate Fee (6-10 days; 3-5 days; 1-2 days)	\$150; \$225; \$275
HOA Questionnaire (optional)	\$250.00
Loan Estimate Questionnaire (optional)	\$100.00
Working Capital (builder to owner, owner to owner sales)	Equal to 50% of current semi-annual dues

9. Other information the association considers appropriate:

For all resale and refinance information, please contact Mgmt-CertificateTX@fsresidential.com

IN WITNESS WHEREOF, this Property Owners Association Management Certificate is hereby executed by its duly authorized agent on this 18 day of September, 2024.

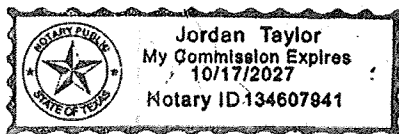
**COPPER CREEK FORT WORTH
HOMEOWNERS' ASSOCIATION, INC.,**
a Texas non-profit corporation

By: JENNIFER HUERTA
Name: Jennifer Huerta
Title: PRESIDENT

ACKNOWLEDGMENT

STATE OF TEXAS §
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COUNTY OF TARRANT §

This instrument was acknowledged before me on the 18 day of September, 2024, by Jennifer Huerta, the Managing Agent of Copper Creek Fort Worth Homeowners' Association, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.



Jordan Taylor
Notary Public, State of Texas