

**MANAGEMENT CERTIFICATE FOR  
COPANO RIDGE RESIDENTIAL COMMUNITY, INC.**

The following information is being provided pursuant to Section 209.004, Texas Property Code:

1. Name of subdivision: Copano Ridge
2. Name of the association: Copano Ridge Residential Community, Inc.
3. Mailing address: 14603 Huebner Road, Bldg. 40  
San Antonio, TX 78230
4. Subdivision plat information: Phase 1: Volume 9700, Pages 10-12;  
Phase 2: Volume 9714, Pages 216-218;  
Phase 3: Volume 20001, Pages 371-375;  
Phase 4: Volume 9725, Pages 168-169;  
Phase 5: Volume 20001, Pages 912-914;  
Phase 6: Volume 20001, Pages 1822-1823; and,  
Phase 7: Volume 20002, Pages 127-128, Plat Records of Bexar County, Texas
5. Declaration information: Declaration of Covenants, Conditions, and Restrictions, Copano Ridge, Bexar County, Texas, executed to be effective on June 3, 2016, recorded in Document Number 20160103837, Official Public Records of Bexar County, Texas  
  
Notice of Plat Recordation [Copano Ridge Phase 1], executed to be effective on June 3, 2016, recorded in Document Number 20160104066, Official Public Records of Bexar County, Texas  
  
Copano Ridge Adoption of Working Capital Assessment, executed to be effective on June 3, 2016, recorded in Document Number 20160104067, Official Public Records of Bexar County, Texas  
  
First Amendment to Declaration of Covenants, Conditions, and Restrictions, Copano Ridge, Bexar County, Texas, executed to be effective on November 1, 2018, recorded in Document Number 20180215991, Official Public Records of Bexar County, Texas
6. Association management or representative: Diamond Association Management & Consulting  
14603 Huebner Road, Bldg. 40  
San Antonio, TX 78230  
Telephone: (210) 561-0606  
Email: resales@damctx.com
7. Website address: www.copanoridge.net
8. Property fees: Transfer fee: \$175.00  
Resale fee: \$175.00 (optional)  
Working capital fee: \$250.00 (each sale)

COPANO RIDGE RESIDENTIAL COMMUNITY, INC.,  
a Texas non-profit corporation



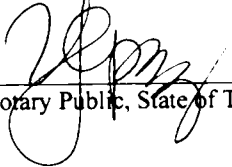
By: Rodney Herrera, Managing Agent

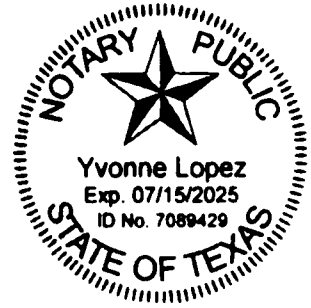
STATE OF TEXAS §

COUNTY OF BEXAR §

Before me, the undersigned notary public, on this day personally appeared Rodney Herrera, Managing Agent of Copano Ridge Residential Community, Inc., known to me or proved to me by presentation to me of a governmentally-issued identification card to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed it for the purposes and consideration expressed in it.

Given under my hand and seal of office the 23 day of July, 2024.

  
\_\_\_\_\_  
Notary Public, State of Texas



**AFTER RECORDING RETURN TO:**  
Allen, Stein & Durbin, P.C.  
Attorneys at Law  
P.O. Box 101507  
San Antonio, TX 78201  
06091.0001.2598771.ia

**File Information**

**eFILED IN THE OFFICIAL PUBLIC eRECORDS OF BEXAR COUNTY  
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

**Document Number:** 20240141348  
**Recorded Date:** August 05, 2024  
**Recorded Time:** 9:33 AM  
**Total Pages:** 3  
**Total Fees:** \$29.00

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

**\*\* Do Not Remove \*\***

Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was eFILED in File Number Sequence on this date and at the time stamped hereon by me and was duly eRECORDED in the Official Public Record of Bexar County, Texas on: 8/5/2024 9:33 AM



*Lucy Adame-Clark*  
Lucy Adame-Clark  
Bexar County Clerk