

**AFTER RECORDING, RETURN TO:**

Judd A. Austin, Jr.  
Henry Oddo Austin & Fletcher, P.C.  
1717 Main Street  
Suite 4600  
Dallas, Texas 75201

STATE OF TEXAS           §  
                                     §  
COUNTY OF SMITH       §

**PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE  
FOR  
COPPER COVE PROPERTY OWNERS ASSOCIATION, INC.**

This PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE ("*Certificate*") is made on behalf of COPPER COVE PROPERTY OWNERS ASSOCIATION, INC., a Texas non-profit corporation ("*Association*").

WHEREAS, GENECOV WEST MUD CREEK, LLC, a Texas limited liability company, as the Declarant, executed and previously placed of record that certain Declaration of Covenants, Conditions, Restrictions Assessments, Charges, Servitudes, Liens, Reservations and Easements for Copper Cove, Unit 1, on July 13, 2020, under Instrument No. 20200100024243 of the Official Public Records of Smith County, Texas ("*Declaration*") as supplemented or amended, is incorporated herein for all purposes.

WHEREAS, the Association has caused this Certificate to be prepared and filed in accordance with the provisions of the Texas Residential Property Owners Protection Act as provided in Section 209.004 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 the subject of the Declaration is Copper Cove.
2. **Name and Mailing Address of the Association.** The name of the Association is Copper Cove Property Owners Association, Inc. and its mailing address is c/o AYW Management Company, 5605 FM 423, Ste. 500 # 262, Frisco, Texas 75036.
3. **Recording Data for the Subdivision.** The recording data for Copper Cove, an addition to the City of Tyler, Smith County, Texas, is recorded in Cabinet F slide 180-B, in the Official Public Records of Smith County, Texas, including all amendments, supplements, and replats thereto.

4. **Recording Data for the Declaration.** The recording data for the Declaration is provided within Exhibit A.

5. **Name and Contact Information for the Association or the Managing Agent of the Association.** The current mailing address for the Association is c/o AYW Management Company, 5605 FM 423, Ste. 500, #262, Frisco, Texas 75036, telephone number is 469-930-3727, and e-mail address is [info@aywmanagement.com](mailto:info@aywmanagement.com).

6. **Website.** The Association's website may be found at: <https://ayw.cincwebaxis.com/>

7. **Fees Due Upon Property Transfer.** Fees charged relating to a property transfer are:

Type of Property Transfer	Dollar Amount
Transfer Fee	\$200.00
Resale Fee	\$375.00

8. **Resale Certificates and Other Information.** Resale Certificates and other information regarding the Association may be requested through <https://www.homewisedocs.com/>.

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed on behalf of the Association in compliance with Section 209.004 of the Texas Property Code. This Certificate shall serve to take the place of all Management Certificates previously filed on behalf of the Association.

**ASSOCIATION:**

**COPPER COVE  
PROPERTY OWNERS ASSOCIATION, INC.,  
a Texas non-profit corporation**

By: AYW Management Company  
Its: Managing Agent

By:   
Lonna Blake  
Its: Vice President

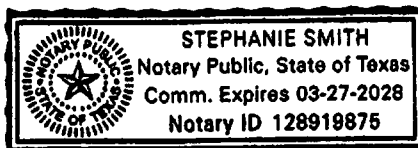
STATE OF TEXAS

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COUNTY OF SMITH

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This instrument was acknowledged before me on the 30 day of MAY 20  ,  
by Lonna Blake, Vice President with AYW Management Company, the Managing Agent of Copper  
Cove Property Owners Association, Inc., a Texas non-profit corporation.

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

**Declaration Information**

On July 13, 2020, recorded in Smith County Clerk's File No. 20200100024243, Smith County Official Public Records, Genecov filed the above-referenced Declaration covering property located in Copper Cove, Unit 1 at Copper Cove, according to the Final Plat thereof recorded in Cabinet F, Slide 180-B, Smith County Plat Records.

On September 29, 2020, recorded in Smith County Clerk's File No. 20200100036750, Smith County Official Public Records, Genecov filed a First Amendment to the Declaration for the purpose of amending the Declaration.

On July 29, 2022, recorded in Smith County Clerk's File No. 202201029897, Smith County Official Public Records, Genecov filed a Second Amendment to the Declaration for the purpose of amending the Declaration.

On August 15, 2022, recorded in Smith County Clerk's File No. 202201031752, Smith County Official Public Records, Genecov filed a Third Amendment to the Declaration for the purpose of amending the Declaration.

On February 18, 2025, recorded in Smith County Clerk's File No. 202501004541, Smith County Official Public Records, Genecov filed a Fourth Amendment to the Declaration for the purpose of amending the Declaration.

**Smith County  
Karen Phillips  
Smith County Clerk**

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**Document Number:** 202501019905

eRecording - Real Property

CERTIFICATE

Recorded On: July 08, 2025 09:11 AM

Number of Pages: 5

Billable Pages: 4

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

Total Recording: \$37.00

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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: 202501019905

Receipt Number: 20250708000037

Recorded Date/Time: July 08, 2025 09:11 AM

User: Kayla N



**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