

**MANAGEMENT CERTIFICATE
OF
COPPER CANYON HOMEOWNERS ASSOCIATION, INC.**

The undersigned, being an officer of Copper Canyon Homeowners Association, Inc. (the "**Association**"), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Copper Canyon.
2. The name of the Association: Copper Canyon Homeowners Association, Inc., a Texas non-profit corporation.
3. The recording data for the subdivision: That certain real property in Bexar County, Texas, as described on Exhibit "A" to that certain Copper Canyon Master Covenant [Residential] recorded under Document No. 20190033285, Official Public Records of Bexar County, and under Document No. 201906006635, Official Public Records of Comal County as the same may be amended from time to time (the "**Covenant**").
4. The recording data for the Covenant with any amendments and/or supplements to the Covenant: The recording data for the Covenant and any amendments and supplements thereto, are particularly described on Exhibit "A" attached hereto and incorporated herein by reference.
5. The name and mailing address of the Association: Copper Canyon Homeowners Association, Inc., c/o CCMC, 7800 North Dallas Parkway, Suite 450, Plano, Texas 75024.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name: Capital Consultants Management Corporation (CCMC)
Mailing Address: 7800 North Dallas Parkway, Suite 450
Plano, Texas 75024
Telephone Number: (469) 246-3500
Email Address: ccmctx@ccmcnet.com
7. Website to access the Association's dedicatory instruments:
www.coppercanyonliving.com
8. Amount and description of fees related to property transfer in the subdivision: The Association fees are in the following amounts:

Working Capital Assessment - \$1,000.00.
Resale Disclosure / Lien Estoppel - \$375.

Community Enhancement Fee – The Transfer Price multiplied by one-fourth of one percent (0.25%) (as such capitalized term is defined in the Community Enhancement Covenant, recorded in the Official Public Records of Comal and Bexar Counties, Texas).

[SIGNATURE PAGE FOLLOWS]

EXECUTED to be effective on the date this instrument is recorded.

COPPER CANYON HOMEOWNERS ASSOCIATION,
INC., a Texas non-profit corporation

By: [Signature]
Name: Andy Babbitt
Title: Regional President

STATE OF TEXAS §
 §
COUNTY OF Collin §

This instrument was acknowledged before me this 19th day of September, 2022 by Andy Babbitt, registered agent of Copper Canyon Homeowners Association, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.

[SEAL]



[Signature]
Notary Public Signature

AFTER RECORDING RETURN TO:
WINSTEAD PC
401 Congress Avenue, Suite 2100
Austin, Texas 78701
avaldez@winstead.com

COPPER CANYON HOMEOWNERS ASSOCIATION, INC.
MANAGEMENT CERTIFICATE

EXHIBIT "A"

RECORDING DATA FOR THE COVENANT AND RELATED DOCUMENTS

1. Master Covenant for Copper Canyon [Residential], recorded as Document No. 20190033285, Official Public Records of Bexar County, Texas, and as Document No. 201906006635, Official Public Records of Comal County, Texas.
2. Development Area Declaration for Copper Canyon [Residential], recorded as Document No. 20190035458, Official Public Records of Bexar County, Texas, and as Document No. 201906006862, Official Public Records of Comal County, Texas.
3. Community Enhancement Covenant for Copper Canyon [Residential], recorded as Document No. 20190035534, Official Public Records of Bexar County, Texas, and as Document No. 201906006872, Official Public Records of Comal County, Texas.
4. Adoption of Working Capital Assessment for Copper Canyon, recorded as Document No. 20190035514, Official Public Records of Bexar County, Texas, and as Document No. 201906006876, Official Public Records of Comal County, Texas.
5. Community Manual for Copper Canyon, recorded as Document No. 20190036505, Official Public Records of Bexar County, Texas, and as Document No. 201906007034, Official Public Records of Comal County, Texas.
6. Notice of Applicability for Copper Canyon (Residential Unit-1), recorded as Document No. 20190071428, Official Public Records of Bexar County, Texas, and as Document No. 201906013344, Official Public Records of Comal County, Texas.
7. First Supplement to Community Manual for Copper Canyon, recorded as Document No. 20210096730, Official Public Records of Bexar County, Texas, and as Document No. 202106019522, Official Public Records of Comal County, Texas.
8. Second Supplement to Community Manual for Copper Canyon, recorded as Document No. 20210262670, Official Public Records of Bexar County, Texas, and as Document No. 202106049564, Official Public Records of Comal County, Texas.

COPPER CANYON HOMEOWNERS ASSOCIATION, INC.
MANAGEMENT CERTIFICATE

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Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
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Bobbie Koepp