



VG-342-2024-63314

Denton County
Juli Luke
County Clerk

Instrument Number: 63314

Real Property Recordings

MISCELLANEOUS

Recorded On: June 14, 2024 04:14 PM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$33.00

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

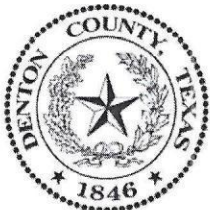
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 63314
Receipt Number: 20240614000678
Recorded Date/Time: June 14, 2024 04:14 PM
User: Debbie D
Station: Station 25

Record and Return To:

EBELER



STATE OF TEXAS
COUNTY OF DENTON

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 Denton County, Texas.

Juli Luke
County Clerk
Denton County, TX

COPPER CREEK HOMEOWNER'S ASSOCIATION, INC. MANAGEMENT CERTIFICATE

This Property Owners' Association Management Certificate (this "Certificate") is being recorded by Copper Creek Homeowner's Association, Inc. (the "Association") in compliance with the terms of Chapter 209 of the Texas Property Code and supersedes any prior management certificate filed by the Association. The Association submits the following additional information:

Name of the Subdivision: Copper Creek Estates

Name of the Association: Copper Creek Homeowner's Association, Inc.

Recording Data for Association:

The Subdivision is recorded in the Plat Records in Denton County, Texas, as follows:

- (a) Final Plat filed for record as Document number 2016-2077
- (b) Amended Plat filed for record as Document number 2018-17

Recording Data for Restrictions:

The Declarations for the Association are recorded in the Real Property Records of Denton County, Texas, as follows:

- (a) Declaration of Covenants, Conditions, and Restrictions filed for record as Document number 2018-3484
- (b) Design Guidelines filed for record as Document number 2018-3600
- (c) Certificate and Memorandum of Recording of Dedicatory Instruments (Certificate of Formation, Bylaws, Fine and Enforcement Policy, Assessment Collection Policy, Records Inspection, Copying and Retention Policy, Statutory Notice of Posting and Recordation of Association Governance Documents) filed for record as Document number 2018-3694
- (d) Notice of Filing of Dedicatory Instrument filed for record as Document number 2018-3695

Name and Mailing Address of the Association:

Copper Creek Homeowner's Association, Inc.
c/o Michael Cannaday
4931 Long Prairie Rd #200
Flower Mound, TX 75028

Name, Mailing Address, Telephone Number, and E-mail Address of Person Managing the Association or its Designated Representative:

Michael Cannaday
4931 Long Prairie Rd #200
Flower Mound, TX 75028
817-371-4848
michael@michaelcannaday.com

Website Address of the Association:

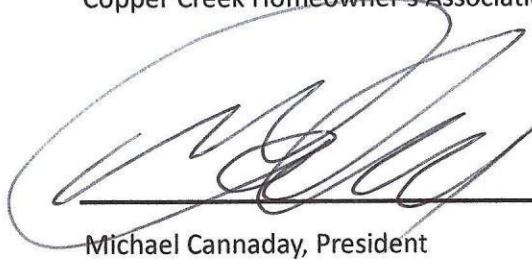
N/A – Under Section 207.006, Texas Property Code, this Association is not required to make the Association’s dedicatory instruments relating to the Association or subdivision available on an internet website.

Property Transfer Fee(s) Charged by the Association:

Working Capital Assessment upon sale of record title to a Lot: \$500.00

Executed on this 3 day of January 2024

Copper Creek Homeowner’s Association, Inc.



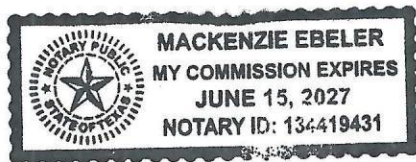
Michael Cannaday, President


STATE OF TEXAS §

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COUNTY OF DENTON §

This instrument was acknowledged before me on the 3 day of January 2024 by Michael Cannaday, President of Copper Creek Homeowner’s Association, Inc.





Notary Public, State of Texas

When recorded return to:

Copper Creek Homeowner’s Association, Inc.
4931 Long Prairie Rd #200
Flower Mound, TX 75028