

MANAGEMENT CERTIFICATE
COPPER RIDGE PROPERTY OWNERS ASSOCIATION

The undersigned, being an officer or managing agent of Copper Ridge Property Owners Association (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 Ridge
2. The name of the Association: Copper Ridge Property Owners Association
3. The recording data for the subdivision: See Exhibit “A”
4. The recording data for the declaration with any amendments and/or supplements to the declaration: See Exhibit “A”
5. The name and mailing address of the Association: Copper Ridge Property Owners Association, c/o The Neighborhood Company, LLC, 1118 Vintage Way, New Braunfels, TX 78132.
6. The name, mailing address, telephone number, and email address of the manager of the Association:

Name: The Neighborhood Company, LLC
Attn: Community Manager
Mailing Address: 1118 Vintage Way, New Braunfels, TX 78132
Phone Number: 830.264.2454
Email Address: Info@NeighborhoodCo.com

7. Website for Dedicatory Instruments: www.Copperridgeowners.com
8. The amount and description of a fee or fees charged by the Association relating to a property transfer in the subdivision:

Resale Certificate: \$375.00.

Transfer Fee: \$400.00.

Working Capital [Improved Lot]: \$1,500.00.

Working Capital [Unimproved Lot]: \$750.00.

[ACKNOWLEDGEMENT PAGE FOLLOWS]

ACKNOWLEDGEMENT

The foregoing is a true and correct copy of the Management Certificate for the association identified below.

COPPER RIDGE PROPERTY OWNERS ASSOCIATION,
a Texas nonprofit corporation

By: *Laura Fico*

Name: LAURA FICO

Title: PRESIDENT

STATE OF TEXAS §

COUNTY OF Comal §

This instrument was acknowledged before me on the 19 day of November, 2025,
by Laura Fico, the Authorized Agent of
COPPER RIDGE PROPERTY OWNERS ASSOCIATION, a Texas nonprofit corporation, on behalf
of said nonprofit corporation.

(SEAL)



Heidi Krasner
Notary Public Signature

AFTER RECORDING RETURN TO:
WINSTEAD PC
600 W. 5th Street, Suite 900
Austin, Texas 78701
avaldes@winstead.com

EXHIBIT A

Document	Recording Information
Copper Ridge, Phase I Plat	Document No. 200806018524
Declaration of Covenants, Conditions and Restrictions Copper Ridge, Phase I	Document No. 200806018940
First Amendment to the Declaration of Covenants, Conditions and Restrictions Copper Ridge, Phase I	Document No. 201106010034
Copper Ridge Phase IIA Plat	Document No. 201206040273
Declaration of Covenants, Conditions and Restrictions Copper Ridge, Phase IIA	Document No. 201206041170
Copper Ridge Phase 3A Plat	Document No. 201406000323
Declaration of Covenants, Conditions and Restrictions Copper Ridge, Phase 3A	Document No. 201406000339
Design Guidelines, Copper Ridge Phase 1 and Phase 3A	Document No. 201406000340
Second Amendment to Declaration of Covenants, Conditions and Restrictions Copper Ridge Phases I and 3A	Document No. 201406014705
Copper Ridge Phase 3B Plat	Document No. 201406018590
Declaration of Covenants, Conditions and Restrictions Copper Ridge, Phase 3B	Document No. 201406022125
Copper Ridge Phase 2B Plat	Document No. 201406028564
Supplemental Declaration of Covenants, Conditions and Restrictions for Copper Ridge Subdivision, Phase IIB Comal County, Texas	Document No. 201406029425
Copper Ridge Phase 1B Plat	Document No. 201406036336
Design Guidelines Copper Ridge	Document No. 201406040096
Declaration of Covenants, Conditions and Restrictions Copper Ridge, Phase 1B	Document No. 201506010183
Copper Ridge Phase 4 Plat	Document No. 201506022945
Declaration of Covenants, Conditions and Restrictions Copper Ridge, Phase 4	Document No. 201506023502
Copper Ridge Phase 5 Plat	Document No. 201506033914
Declaration of Covenants, Conditions and Restrictions Copper Ridge, Phase 5	Document No. 201506036558

Copper Ridge Phase 2C Plat	Document No. 201606030597
Supplemental Declaration of Covenants, Conditions and Restrictions for Copper Ridge Subdivision, Phase IIC Comal County	Document No. 201606031350
Copper Ridge, The Addition North Phase	Document No. 201806028385
Declaration of Covenants, Conditions and Restrictions Copper Ridge, The Addition North Phase	Document No. 201806028758
First Amendment to Declaration of Covenants Conditions and Restrictions Copper Ridge, The North Addition Phase	Document No. 201806029785
Third Amendment to Declaration of Covenants, Conditions and Restrictions Copper Ridge Phase I and Second Amendment to Declaration of Covenants, Conditions and Restrictions Copper Ridge Phase 3A and First Amendment to Declaration of Covenants, Conditions and Restrictions Copper Ridge Phases 3B, 4 and 5	Document No. 201806029786
Copper Ridge, The Addition South Phase	Document No. 201806043789
Supplemental Declaration of Covenants, Conditions and Restrictions for Copper Ridge The Addition, South Phase	Document No. 201906017772
Copper Ridge Amended and Restated Fine Enforcement Policy	Document No. 202006053053
Copper Ridge Golf Cart and ATV Policy	Document No. 202306037837
Copper Ridge First Amended and Restated Adoption of Working Capital Assessment	Document No. 202406037983
Copper Ridge Supplemental Policies (2023 Legislative Update)	Document No. 202406037980
Copper Ridge Supplemental Policies (2025 Legislative Update)	Document No. 202506036909

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
11/25/2025 10:30:28 AM
IRENE 4 Pages(s)
202506037611



Bobbie Koepp

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