

AMENDED AND RESTATED MANAGEMENT CERTIFICATE
OF
COPANO RIDGE RESIDENTIAL COMMUNITY, INC.

The undersigned, being an officer of Copano Ridge Residential Community, Inc. (the "Association"), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

This certificate amends, restates and replaces in its entirety that certain Management Certificate of Copano Ridge Residential Community, Inc., recorded as Document No. 20160104069, in the Official Public Records of Bexar County, Texas, and that certain Property Owners Association Management Certificate for Copano Ridge Residential Community, Inc., recorded as Document No. 20170004446, in the Official Public Records of Bexar County, Texas .

1. The name of the subdivision: Copano Ridge.
2. The name of the Association: Copano Ridge Residential Community, Inc., a Texas non-profit corporation.
3. The recording data for the subdivision: All of that certain real property in Bexar County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Copano Ridge, recorded under Document No. 20160103837, Official Public Records of Bexar County, Texas (the "Declaration").
4. The recording data for the Declaration with any amendments and/or supplements to the Declaration: The recording data for the Declaration 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 Copano Ridge Residential Community, Inc., c/o Associa Hill Country, Inc., 300 E. Sonterra Blvd., Suite 250, San Antonio, TX 78258.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	Associa Hill Country, Inc.
Attn:	Cathy Rogers
Mailing Address:	300 E. Sonterra Blvd., Suite 250, San Antonio, TX 78258.
Telephone Number::	210-545-1888
Email Address:	catherine.rogers@associa.us
7. Website to access the Association's dedicatory instruments: www.associahillcountry.com
8. Amount and description of fees related to property transfer in the subdivision: The Association fees are in the following amounts:

COPANO RIDGE RESIDENTIAL COMMUNITY, INC. AMENDED AND RESTATED
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Working Capital Assessment - \$250.00.

Transfer Fee - \$200.00.

New Account Setup Fee - \$35.00.

New Home Lot/First Closing Statement Fee - \$90.00.

The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

[SIGNATURE PAGE FOLLOWS]

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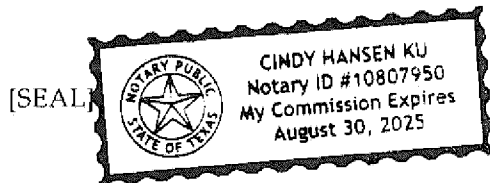
EXECUTED to be effective on the date this instrument is Recorded.

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

By: Cathy Teague
Name: Cathy Teague
Title: HOA President

STATE OF TEXAS §
COUNTY OF Bexar §

This instrument was acknowledged before me this 4th day of November, 2021 by Cathy Teague HOA President of Copano Ridge Residential Community, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.



Cindy Hansen KU
Notary Public Signature

AFTER RECORDING RETURN TO:

Robert D. Burton, Esq.
WINSTEAD PC
401 Congress Avenue, Suite 2100
Austin, Texas 78701
rburton@winstead.com

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EXHIBIT "A"

RECORDING DATA FOR THE DECLARATION AND RELATED DOCUMENTS

1. Declaration of Covenants, Conditions and Restrictions for Copano Ridge, recorded as Document No. 20160103837, Official Public Records of Bexar County, Texas.
2. Copano Ridge Notice of Plat Recordation [Phase 1], recorded as Document No. 20160104066, Official Public Records of Bexar County, Texas.
3. Copano Ridge Adoption of Working Capital Assessment, recorded as Document No. 20160104067, Official Public Records of Bexar County, Texas.
4. Copano Ridge Community Manual, recorded as Document No. 20160104068, Official Public Records of Bexar County, Texas.
5. First Amendment to Declaration of Covenants, Conditions and Restrictions for Copano Ridge, recorded as Document No. 20180215991, Official Public Records of Bexar County, Texas.
6. Copano Ridge First Supplement to Community Manual, recorded as Document No. 20210322952, Official Public Records of Bexar County, Texas.

File Information

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

Document Number: 20210323120
Recorded Date: November 18, 2021
Recorded Time: 1:06 PM
Total Pages: 5
Total Fees: \$38.00

**** 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: 11/18/2021 1:06 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk