

MANAGEMENT CERTIFICATE
OF
MEADOWS OF COPPERFIELD HOMEOWNERS ASSOCIATION, INC.

The undersigned, being an officer of Meadows of Copperfield Homeowners Association, 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 FOR MEADOWS OF COPPERFIELD HOMEOWNERS ASSOCIATION, INC., RECORDED AS DOCUMENT NO. 20160139366, IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

1. The name of the subdivision: Meadows of Copperfield.
2. The name of the association: Meadows of Copperfield Homeowners Association, Inc., a Texas non-profit corporation.
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: 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: Meadows of Copperfield Homeowners Association, Inc., c/o RealManage, 613 NW Loop 410, Ste. 510, San Antonio, TX 78216.
6. The name, mailing address, telephone number, and email address of the person managing the association:

Name:	RealManage
Mailing Address:	613 NW Loop 410, Ste. 510 San Antonio, TX 78216
Telephone Number:	866.473.2573
Email Address:	<u>COPPER@CiraMail.com</u> ; realservice@ciramail.com

7. Website to access the association's dedicatory instruments: www.realmanage.com
8. Amount and description of fees related to property transfer in the subdivision: The association fees are in the following amounts:

Resale Certificate Fee – \$375.00

Transfer Fee - \$275.00

Conveyance - \$325.00

Working Capital Assessment - \$218.15 [*this amount is subject to change, amount equal to the regular annual assessment amount for the current fiscal year*].

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

**MEADOWS OF COPPERFIELD HOMEOWNERS
ASSOCIATION, INC.,** a Texas non-profit corporation

By: Carolyn Thacker

Name: Carolyn Thacker

Title: Director of Community Association Management

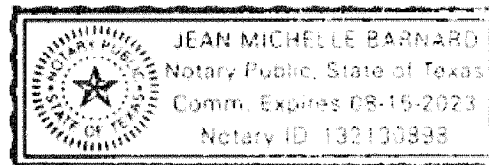
STATE OF TEXAS §

COUNTY OF Bexar §

This instrument was acknowledged before me this 29 day of MAY, 2022 by Carolyn Thacker, Director of Community Association Management for Meadows of Copperfield Homeowners Association, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.

[SEAL]

Jean Michelle Barnard
Notary Public Signature



AFTER RECORDING RETURN TO:

ALEX S. VALDES, ESQ.

WINSTEAD PC

401 CONGRESS AVENUE, SUITE 2100

AUSTIN, TEXAS 78701

AVALDES@WINSTEAD.COM

EXHIBIT "A"

RECORDING DATA

UNIT 1 - LOTS 1-27 IN BLOCK 1 AND LOTS 1-17 IN BLOCK 2, ALL IN MEADOWS OF COPPERFIELD SUBDIVISION, UNIT ONE, A SUBDIVISION IN BEXAR COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 9560 AT PAGE 9 OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS.

UNIT 2 - LOTS 1 THROUGH 4 OF BLOCK 7, LOTS 9 THROUGH 27 OF BLOCK 8, LOTS 9 THROUGH 20 OF BLOCK 9, LOTS 19 THROUGH 25 OF BLOCK 10 AND LOTS 1 THROUGH 5 OF BLOCK 11, IN MEADOWS OF COPPERFIELD, UNIT 2, ACCORDING TO THE PLAT THEREFORE RECORDED IN VOLUME 9561 AT PAGE 87 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

UNIT 3 – LOTS 1 THROUGH 15 IN BLOCK 6, CB 5070, LOTS 1 THROUGH 13 IN BLOCK 5, CB 5070, LOTS 1 THROUGH 32 IN BLOCK 3, CB 5070, AND LOTS 1 THROUGH 34 IN BLOCK 4, CB 5070, BEING RESIDENTIAL LOTS IN MEADOWS OF COPPERFIELD UNIT 3, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9562 AT PAGES 122 AND 123 OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS.

UNIT 4 – LOTS 14 THROUGH 16 IN BLOCK 11, LOTS 5 THROUGH 21 IN BLOCK 7, LOTS 1 THROUGH 19 IN BLOCK 12, LOTS 1 THROUGH 13 IN BLOCK 13, LOTS 1 THROUGH 25 IN BLOCK 14, LOTS 16 THROUGH 25 IN BLOCK 6, AND LOTS 1 THROUGH 3 IN BLOCK 15, BEING RESIDENTIAL LOTS IN MEADOWS OF COPPERFIELD UNIT 4, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9570 AT PAGES 128 AND 129 OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS.

UNIT 6 – LOTS 1 THROUGH 18 AND LOTS 20 THROUGH 33 IN BLOCK 16, LOTS 1 THROUGH 37 IN BLOCK 17, LOTS 1 THROUGH 38 IN BLOCK 18, LOTS 1 THROUGH 46 IN BLOCK 19, BEING RESIDENTIAL LOTS IN MEADOWS OF COPPERFIELD UNIT 6, AND COMMON AREA, (GREENBELT), KNOWN AS LOT 19 IN BLOCK 16, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 9573 AT PAGES 148 AND 150 OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS.

DECLARATION AND RELATED DOCUMENTS

1. Declaration of Covenants, Conditions and Restrictions for Meadows of Copperfield Subdivision, Unit One, recorded as Document No. 20040079950, Official Public Records of Bexar County, Texas.
2. Declaration of Covenants, Conditions and Restrictions for Meadows of Copperfield Subdivision, Unit Two, recorded as Document No. 20040171007, Official Public Records of Bexar County, Texas.
3. Annexation and Declaration of Covenants, Conditions and Restrictions for Meadows of Copperfield Subdivision, Units 3, 4 and 6, recorded as Document No. 20070053572, Official Public Records of Bexar County, Texas.

4. Certificate of Secretary of Meadows of Copperfield Homeowners Association, Inc. [Articles of Incorporation and Bylaws of Meadows of Copperfield Homeowners Association, Inc.], recorded as Document No. 20070172701, Official Public Records of Bexar County, Texas.
5. First Amendment to the Declaration of Covenants, Conditions and Restrictions for Meadows of Copperfield Subdivision, Unit One, recorded as Document No. 20100068349, Official Public Records of Bexar County, Texas.
6. Meadows of Copperfield Homeowners Association, Inc. Architectural Control Committee Design Guidelines, recorded as Document No. 20140193163, Official Public Records of Bexar County, Texas.
7. Resolution of the Board of Directors of Meadows of Copperfield Homeowners Association, Inc. Regarding Assessment Collections and Payment Plans, recorded as Document No. 20140193165, Official Public Records of Bexar County, Texas.
8. Resolution of the Board of Directors of Meadows of Copperfield Homeowners Association, Inc. Regarding Records Production, Copying and Retention, recorded as Document No. 20140193164, 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: 20220136812

Recorded Date: June 01, 2022

Recorded Time: 12:00 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: 6/1/2022 12:00 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk