

**COPELAND WOODS UNIT II HOMEOWNERS ASSOCIATION**

As Required by Section 209.004, Texas Property Code

1. **Name of development.** Copeland Woods Unit II Homeowners Association.
2. **Subdivision information.** Copeland Woods Unit II addition in Smith County, Texas according to the corrected, amended plat of record in Cabinet C, Slide 139-A of the Plat Records of Smith County, Texas, the resubdivision plat of part of Copeland Woods Unit II of record in Cabinet D, Slide 63-A of the Plat Records of Smith County, Texas, the plat of record in Cabinet D, Slide 247-B of the Plat Records of Smith County, Texas and the plat of record Cabinet E, Slide 306-C of the Plat Records of Smith County, Texas.
3. **Declaration information.** Lots in Copeland Woods Unit II are subject to the COPELAND WOODS UNIT II DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS, recorded on June 20, 1994 as Document Number 22071, Real Property Records, Smith County, Texas; Amendment to Declaration of Covenants, recorded on March 29, 1995 as Document Number 95-R0010447, Real Property Records, Smith County, Texas; a Resolution which amended the Declaration of Covenants recorded on August 3, 2004 as Document Number 2004-R0051068, Real Property Records, Smith County, Texas; Adoption of Covenants which amended the Declaration of Covenants recorded on December 29, 2014 as Document Number 20140100053877, Real Property Records, Smith County, Texas; Amendment to Declaration of Covenants recorded on August 21, 2018 as Document Number 20180100035153, Real Property Records, Smith County, Texas, as it may be amended or supplemented from time to time.
4. **Name of property owners association.**  
  
COPELAND WOODS UNIT II HOMEOWNERS ASSOCIATION
5. **Address of property owners' association.**  
  
Copeland Woods Unit II Homeowners Association  
P.O. Box 6253  
Tyler, TX 75711
6. **How to contact the association through its managing agent.**  
  
Saleh Development Ltd. Phone: (903) 581-7900  
216 Shelley Drive Fax: (903) 581-7909  
Tyler, TX 75701 Email: [anne@salehinterests.com](mailto:anne@salehinterests.com)
7. **Website Address.** [www.copelandwoods.com](http://www.copelandwoods.com)
8. **Other information the association considers appropriate.** There are fees associated with the sale of a property within the subdivision. Transfer Fee: \$300.00.

**DATED** Effective as of September 1, 2021

**COPELAND WOODS UNIT II HOMEOWNERS ASSOCIATION**

By: Kelly French  
Name: Kelly French  
Title: Secretary of the Board

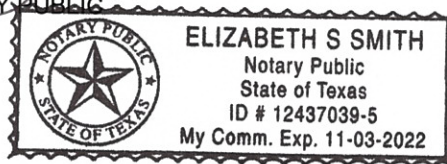
STATE OF TEXAS

COUNTY OF SMITH

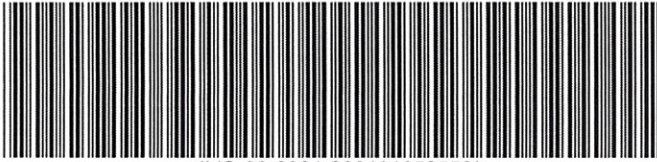
Sworn to and subscribed before me on this 22nd day of December, 2021, by Kelly French, Secretary of the Board of Directors for Copeland Woods Unit II Homeowners Association.

Elizabeth Smith

NOTARY PUBLIC



AFTER RECORDING, PLEASE RETURN TO:  
Saleh Development Ltd.  
216 Shelley Drive  
Tyler, TX 75701



\*VG-93-2021-202101052552\*

Smith County  
Karen Phillips  
Smith County Clerk

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Document Number: 202101052552

Real Property Recordings  
CERTIFICATE

Recorded On: December 27, 2021 01:54 PM

Number of Pages: 3

Billable Pages: 2

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" Examined and Charged as Follows: "

Total Recording: \$30.00

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\*\*\*\*\* 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: 202101052552  
Receipt Number: 20211227000127  
Recorded Date/Time: December 27, 2021 01:54 PM  
User: Jennafer M



**STATE OF TEXAS**

**Smith County**

**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 Smith County, Texas**

Karen Phillips  
Smith County Clerk  
Smith County, TX