

PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE  
SECOND AMENDED  
COPPER STONE MOUNTAIN PROPERTY OWNERS' ASSOCIATION, INC.

STATE OF TEXAS

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COUNTY OF HAMILTON

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1. Name of Subdivision: Copper Stone Mountain Subdivision
2. Name of Homeowners Association: Copper Stone Mountain Property Owners' Association, Inc.
3. Recording Data for Subdivision: 571.32 acres in Hamilton County, Texas as further described in the Declarations
4. Recording Data for Declaration: See Exhibit "A"
5. Name and mailing address of Association: Copper Stone Mountain Property Owners' Association, Inc., P.O. Box 1987, Marble Falls, Texas 78654.
6. Contact information for the Association is: Telephone No. (800) 511-2430; Email athomas@nationallandpartners.com; Website: www.copperstonemountainpoa.com
7. The association's designated representative is: Price Keeper
8. Other information the Association considers appropriate for the governing, administration or operation of the subdivision and homeowners association: Bylaws and governing documents are filed of record with the Hamilton County Clerk as set forth on Exhibit A.

*Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for Copper Stone Mountain Subdivision, as well as performing a physical inspection of the property and common areas, prior to purchase.*

COPPER STONE MOUNTAIN PROPERTY OWNERS' ASSOCIATION, INC.

By:   
Price Keeper, President

THE STATE OF TEXAS

COUNTY OF

BURNET

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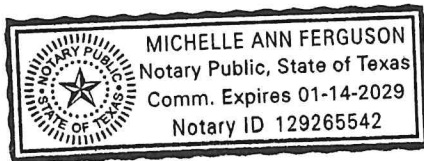
**CERTIFICATE OF ACKNOWLEDGMENT**

Before me, the undersigned Notary Public, on this day personally appeared Price Keever, who is personally known to me (or proved to me through a federal or state issued ID with photo and signature of person identified) to be the person whose name is subscribed to the foregoing instrument, and who has acknowledged to me that he is the President of Copper Stone Mountain Property Owners' Association, Inc. and that by authority duly given and as the act of Copper Stone Mountain Property Owners' Association, Inc. executed the instrument for the purposes and considerations expressed.

Given under my hand and seal of office on this the 3<sup>RD</sup> day of FEBRUARY 2025.



Notary Public in and for The State of Texas



**AFTER RECORDING, RETURN TO:**

Copper Stone Mountain Property Owners' Association, Inc.  
P.O. Box 1987  
Marble Falls, Texas 78654

### EXHIBIT "A"

Copper Stone Mountain, a subdivision located in Hamilton County, Texas, and any other subdivisions which have been or may be subsequently annexed thereto and made subject to the authority of Copper Stone Mountain Property Owners' Association, Inc., which sections were originally encumbered by restrictive covenants filed of record in Hamilton County, Texas, as follows:

DATE RECORDED	HAMILTON CLERK'S FILE NO.	DOCUMENT
October 19, 2023	20231787 Vol. 633, Pg. 578	Declaration of Covenants, Conditions, Restrictions, Easements, Charges, and Liens for Copper Stone Mountain Subdivision
October 20, 2023	20231792 Vol. 633, Pg. 610	Supplemental Declaration of Covenants, Conditions, Restrictions, Easements, Charges, and Liens for Copper Stone Mountain Subdivision to Address Prohibitions on Rentals
October 20, 2023	20231795 Vol. 633, Pg. 621	Resolution Of The Board Of Directors Of Copper Stone Mountain Property Owners' Association, Inc. Regarding Records Production And Copying Policy
October 20, 2023	20231794 Vol. 633, Pg. 618	Resolution Of The Board Of Directors Of Copper Stone Mountain Property Owners' Association, Inc. Regarding Records Retention Policy
October 20, 2023	20231793 Vol. 633, Pg. 614	Resolution Of The Board Of Directors Of Copper Stone Mountain Property Owners' Association, Inc. Regarding Payment Plan Policy

October 20, 2023	20231796 Vol. 633, Pg. 625	Resolution Of The Board Of Directors Of Copper Stone Mountain Property Owners' Association, Inc. Regarding Procurement Policy
October 20, 2023	20231797 Vol. 633, Pg. 631	Resolution Of The Board Of Directors Of Copper Stone Mountain Property Owners' Association, Inc. Regarding Fine and Enforcement Policy
October 20, 2023	20231798 Vol. 633, Pg. 637	Bylaws Of Copper Stone Mountain Property Owners' Association, Inc., A Nonprofit Corporation
October 27, 2023	20231835 Vol. 633, Pg. 897	Amended Resolution Of The Board Of Directors Of Copper Stone Mountain Property Owners' Association, Inc. Regarding Fine and Enforcement Policy
<u>February 4</u> , 2025	<u>20250197</u> Vol. <u>653</u> , Pg. <u>780</u>	First Amended Declaration of Covenants, Conditions, Restrictions, Easements, Charges, and Liens for Copper Stone Mountain Subdivision



# FILED and RECORDED

Instrument Number: 20250198 B: RP V: 653 P: 784

Filing and Recording Date: 02/04/2025 09:00:46 AM Recording Fee: 37.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the REAL PROPERTY RECORDS of Hamilton County, Texas.



*Rachel L. Geeslin*

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Rachel Lamb Geeslin, County Clerk  
Hamilton County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.