


MARY LOUISE NICHOLSON
COUNTY CLERK

MANAGEMENT CERTIFICATE FOR COPPER CREEK

STATE OF TEXAS §
 §
COUNTY OF TARRANT §

KNOW ALL MEN BY THESE PRESENTS:

Pursuant to the provisions of Section 209.004 of the Texas Property Code, the undersigned property owners' association hereby records this Management Certificate for Copper Creek Fort Worth Homeowners' Association, Inc.

1. The name of the subdivision is Copper Creek.
2. The name of the association is Copper Creek Fort Worth Homeowners' Association, Inc.
3. The recording data for the subdivisions follows:

Subdivision

Recording Data

Copper Creek Phase 1
Copper Creek Phase 2
Copper Creek Phase 3
Copper Creek Phase 4.1

Final Plat filed as Document #D216137977 on 6/24/2016.
Final Plat filed as Document #D218131410 on 6/15/2018.
Final Plat filed as Document #D219053029 on 3/18/2019.
Final Plat filed as Document #D221197663 on 7/9/2021.

4. The recording data for the Declaration(s) follows:

Instrument and Recording Data

Declaration of Covenants, Conditions and Restrictions for Copper Creek Fort Worth Homeowners' Association, Inc., Recorded in the Property Records of Tarrant County, Texas as Document # 217034593 on 2/14/2017.

First Amendment to the Declaration of Covenants, Conditions and Restrictions for Copper Creek Fort Worth Homeowners' Association, Inc. Recorded in the Property Records of Tarrant County, Texas as Document # D218085497 on 04/23/2018.

Amendment to the Declaration of Covenants, Conditions and Restrictions for Copper Creek Fort Worth Homeowners' Association, Inc. Recorded in the Property Records of Tarrant County, Texas as Document # D218149819 on 07/09/2018.

Amendment to the Declaration of Covenants, Conditions and Restrictions for Copper Creek Fort Worth Homeowners' Association, Inc., Recorded in the Property Records of Tarrant County, Texas as Document # D218181575 on 08/15/2018.

Notice of Termination of Class B Control Period for Copper Creek Fort Worth Homeowners' Association, Inc., Recorded in the Property Records of Tarrant County, Texas as Document # D224050710 on 03/26/2024.

5. Copper Creek Fort Worth Homeowners' Association, Inc., in c/o RTI/Community Management Associates, Inc., (CMA) 1800 Preston Park Boulevard, Suite 200, Plano, Texas 75093.

6. The association's designated representative is RTI/Community Management Associates, Inc. (CMA), 1800 Preston Park Boulevard, Suite 200, Plano, Texas 75093. For association information, the phone number is 972-943-2820, the email is closing@cmamanagement.com and the association's website is www.cmamanagement.com.
7. Fees charged in connection with a property transfer in the subdivision are:
- Resale Certificate- Routine Owner Certificate \$375, Lot Purchase by Builder \$50
 - Working Capital: \$170.50 = to 3 Months dues (Builder to Owner & Owner to Owner)
 - Transfer Fee \$175
 - Foreclosure Transfer Fee \$190

IN WITNESS WHEREOF, this Management Certificate is hereby executed by its duly authorized agent on this 8th day of April, 2024.

COPPER CREEK FORT WORTH HOMEOWNERS' ASSOCIATION, INC.

By: CMA, its Manager

By:



ACKNOWLEDGMENT

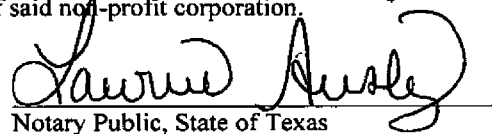
STATE OF TEXAS

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COUNTY OF COLLIN

This instrument was acknowledged before me on the 8th day of April, 2024, by Dustin Robinson of CMA, Manager for Copper Creek Fort Worth Homeowners' Association, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.




Notary Public, State of Texas

AFTER RECORDING, RETURN TO:

CMA, Inc.
Attention: Lauren Ansley
1800 Preston Park Boulevard, Suite 200
Plano, Texas 75093