

(To be recorded in Real Property Records of Smith County, Texas
and Texas Real Estate Commission aka TREC)

Copeland Woods Unit I Homeowners Association, Inc.
MANAGEMENT CERTIFICATE

As Required by Section 209.004, Texas Property Code

1. **Name of development:** Copeland Woods Unit I
2. **Subdivision information.** Copeland Woods Unit I Homeowners Association, Inc. is an addition in Smith County, Texas according to the plat thereof recorded, in the Plat records of Smith County, Texas. Declarant has designated certain tracts or parcels of land as Copeland Woods Units 1,3,4, and 6 as such plats may be platted, replatted or amended from time to time, recorded in Cabinet C, Slide 51-C, of the Plat Records of Smith County, Texas and designated as a "Plat of the Copeland Woods Unit I".
3. **Declaration information:** Lots in Unit 1, 3, 4, and 6 are subject to the *First Amended Restatement of the Declaration of Covenants, Conditions, Assessments, Charges, Servitudes, Liens, Reservations and Easements* for Copeland Woods Unit I Homeowners Association, Inc., recorded on June 5, 2017 as Document Number 20170100021526, Real Property Records, Smith County, Texas, as it may be amended or supplemented from time to time.
4. **Name of property homeowner's association.** Copeland Woods Unit I Homeowners Association, Inc.
5. **How to contact the association through its managing agent.**

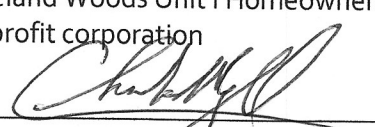
SouthPoint Property Management, Inc.
17968 FM 2493 #17
Flint, TX 75762

Phone: (903) 521-3121
Email: resale@southpointpm.com
Website: southpointpm.com

6. **Other information the association considers appropriate.** There are fees associated with the sale of a property within the subdivision.
7. **Transfer Fee for Resale Certificate.** \$300

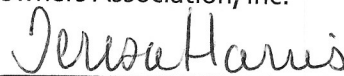
DATED Effective August 31, 2021.

Copeland Woods Unit I Homeowners Association, Inc. a Texas
nonprofit corporation

By: 
Name: Charlie Wright
Title: Board President

STATE OF TEXAS
COUNTY OF SMITH

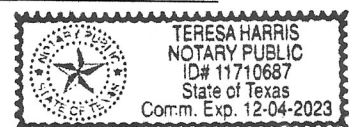
Sworn to and subscribed before me on this 8th day of July, 2021, by Charlie
Wright, President for Copeland Woods Unit I Homeowners Association, Inc.



NOTARY PUBLIC

AFTER RECORDING, PLEASE RETURN TO:

SouthPoint Property Management, Inc.
17968 FM 2493 #17, Flint, TX 75762



MAP RECORDING SHEET

INSTRUMENT # - 12653

DEDICATOR - *Anne Saleh Duffey, President, Saleh Properties, Inc., General Partner Saleh Development, Ltd.*
SUBDIVISION NAME - *Copeland Woods, Unit 1 (Final Plat)*

MAP VOL. PAGE - *Cabinet C, Slide 51-C*

PROPERTY (DESC. OF NEW SUBD.) - LOTS, BLKS, ETC. --
*Lots 1-9, N.C.B 1321-N; Lot 1, N.C.B. 1321-O;
Lots 1-13, N.C.B 1321-P; Lots 1-3, N.C.B 1321-Q*

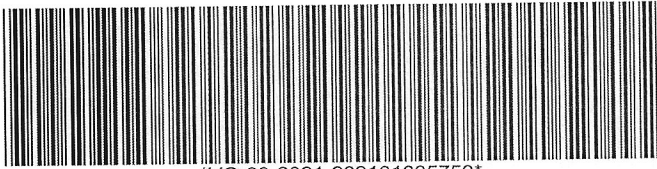
OLD PROPERTY (DESC. OF LAND MAKING UP THIS SUBDIVISION):
ABST #, SURVEY NAME OR PRIOR SUBDIVISION NAME, MAP
REFERENCE, LOTS & BLOCKS --

*26 lots, 11.5183 acres, Marshall University
Survey, A-636, Tyler, Smith County.
Copeland Road, Ashwood Drive, Cedar Hill
Circle, Covewood Drive,*

INSTRUMENT DATE -- *April 6, 1993*

FILED DATE - *May 4, 1993, 9:50 A.M.*

DATE OF BIRTH: 0-1-78
PLACE OF BIRTH: [illegible]
[illegible] [illegible]



VG-93-2021-202101035759

Smith County
Karen Phillips
Smith County Clerk

Document Number: 202101035759

Real Property Recordings
CERTIFICATE

Recorded On: August 30, 2021 10:07 AM

Number of Pages: 4

Billable Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$34.00

***** 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: 202101035759
Receipt Number: 20210830000037
Recorded Date/Time: August 30, 2021 10:07 AM
User: Alma D



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