

PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
for

COPPER BEND AT INDIAN TRAILS COMMUNITY ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

The undersigned, being the Managing Agent of Copper Bend at Indian Trails Community Association, Inc., a non-profit corporation organized and existing under the laws of the State of Texas ("Association"), submits the following information pursuant to Section 209.004 of the Texas Property Code, which supersedes any Management Certificate previously filed by the Association:

1. Name of Subdivision: The name of the subdivision is Copper Bend at Indian Trails.
2. Name of Property Owners' Association: The name of the Association is Copper Bend at Indian Trails Community Association, Inc.
3. Recording Data for the Subdivision:

Copper Ridge at Indian Trails, Section One (1), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 686886 of the Map Records of Harris County, Texas;

Copper Ridge at Indian Trails, Section Two (2), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 692571 of the Map Records of Harris County, Texas;

and

Copper Ridge at Indian Trails, Section Three (3), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 686886 of the Map Records of Harris County, Texas.

4. Recording Data for the Declaration:
 - a. Documents:
 - i. Declaration of Covenants, Conditions and Restrictions for Copper Bend at Indian Trails;
 - ii. First Amendment to Declaration of Covenants, Conditions and Restrictions for Copper Bend at Indian Trails;
 - iii. Second Amendment to Declaration of Covenants, Conditions and Restrictions for Copper Bend at Indian Trails;

- iv. Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Copper Bend at Indian Trails; and
- v. Third Amendment to Declaration of Covenants, Conditions and Restrictions for Copper Bend at Indian Trails.

b. Recording Information:

- i. Harris County Clerk's File No. RP-2019-35116;
- ii. Harris County Clerk's File No. RP-2019-58804;
- iii. Harris County Clerk's File No. RP-2019-562942,
- iv. Harris County Clerk's File No. RP-2020-554541, and
- v. Harris County Clerk's File No. RP-2021-122609, respectively.

- 5. Name and Mailing Address of the Association: The name and mailing address of the Association is Copper Bend at Indian Trails Community Association, Inc., c/o Capital Consultants Management Corporation (CCMC), 7800 N. Dallas Parkway, Suite 450, Plano, Texas 75024.
- 6. The Contact Information for the Association's Designated Representative: The contact information for the designated representative of the Association is Community Manager, Capital Consultants Management Corporation (CCMC) 7800 Dallas Parkway, Suite 450, Plano, Texas 75024, 469-246-3500, ccmctx@ccmcnet.com
- 7. The Association's Dedicatory Instruments are Available to Members Online at: www.copperbendlife.com
- 8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

Description	Fee
Resale Certificate	\$375.00
Updated Resale Certificate	n/a
Administrative Fee	n/a
Refinance Fee	n/a
Foundation Fee	n/a
Expedite Fee	\$100.00
HomeWise Docs Fee	\$18.00

9. Other: Resale Certificates may be requested by contacting the Association in care of HomeWise Docs via www.ccmcnnet.com or www.homewisedocs.com. The telephone number for HomeWise Docs is 866-925-5004.

Executed on this 23rd day of August, 2021.

**COPPER BEND AT INDIAN TRAILS
COMMUNITY ASSOCIATION, INC.**

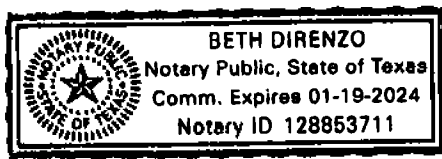
By: CCMC, Managing Agent

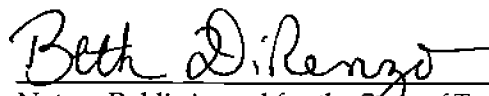
By: 
Andy Babbitt, Division President

This Management Certificate does not purport to identify every publicly recorded document affecting the subdivision or to report all information pertinent to the subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

THE STATE OF TEXAS §
 §
COUNTY OF COLLIN §

BEFORE ME, the undersigned notary public, on this 23rd day of August, 2021 personally appeared Andy Babbitt, Division President of Capital Consultants Management Corporation (CCMC), Managing Agent of Copper Bend at Indian Trails Community Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and in the capacity therein expressed.




Notary Public in and for the State of Texas

RP-2021-498073
Pages 4
08/31/2021 03:15 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$26.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically
and any blackouts, additions or changes were present
at the time the instrument was filed and recorded.

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.
THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in
File Number Sequence on the date and at the time stamped
hereon by me; and was duly RECORDED in the Official
Public Records of Real Property of Harris County, Texas.



Teneshia Hudspeth
COUNTY CLERK
HARRIS COUNTY, TEXAS

RP-2021-498073