

AMENDED AND RESTATED MANAGEMENT CERTIFICATE
OF
COPPER CANYON HOMEOWNERS ASSOCIATION, INC.

The undersigned, being an officer of Copper Canyon Homeowners Association, Inc. (the "Association"), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

THIS CERTIFICATE AMENDS AND RESTATES IN ITS ENTIRETY THAT CERTAIN MANAGEMENT CERTIFICATE OF COPPER CANYON HOMEOWNERS ASSOCIATION, INC., RECORDED AS DOCUMENT NO. 202206041708, IN THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS, AND AS DOCUMENT NO. 20220227468 IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

1. The name of the subdivision: Copper Canyon.
2. The name of the Association: Copper Canyon Homeowners Association, Inc., a Texas non-profit corporation.
3. The recording data for the subdivision: That certain real property in Bexar County, Texas, as described on Exhibit "A" to that certain Copper Canyon Master Covenant [Residential] recorded under Document No. 20190033285, Official Public Records of Bexar County, and under Document No. 201906006635, Official Public Records of Comal County as the same may be amended from time to time (the "Covenant").
4. The recording data for the Covenant with any amendments and/or supplements to the Covenant: The recording data for the Covenant and any amendments and supplements thereto, are particularly described on Exhibit "A" attached hereto and incorporated herein by reference.
5. The name and mailing address of the Association: Copper Canyon Homeowners Association, Inc., c/o CCMC, 7800 North Dallas Parkway, Suite 450, Plano, Texas 75024.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

| | |
|-------------------|--|
| Name: | Capital Consultants Management Corporation (CCMC) |
| Mailing Address: | 7800 North Dallas Parkway, Suite 450 Plano, Texas 75024 |
| Telephone Number: | (469) 246-3500 |
| Email Address: | ccmctx@ccmcnet.com |

7. Website to access the Association's dedicatory instruments:
www.coppercanyonliving.com
8. Amount and description of fees related to property transfer in the subdivision:
The Association fees are in the following amounts:

Working Capital Assessment - \$1,000.00.

Resale Disclosure / Lien Estoppel - \$375.00.

Community Enhancement Fee – The Transfer Price multiplied by one-fourth of one percent (0.25%) (as such capitalized term is defined in the Community Enhancement Covenant, recorded in the Official Public Records of Comal and Bexar Counties, Texas).

[SIGNATURE PAGE FOLLOWS]

ACKNOWLEDGEMENT

The foregoing is a true and correct copy of the Management Certificate for the association identified below.

COPPER CANYON HOMEOWNERS

ASSOCIATION, INC., a Texas non-profit corporation

By: [Signature]

Name: Delores Ferguson

Title: Chief Customer Officer

STATE OF Arizona §

§

COUNTY OF Maricopa §

This instrument was acknowledged before me this 27th day of November, 2023
by Delores Ferguson, Chief Customer Officer of Copper Canyon Homeowners
Association, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.



[Signature]
Notary Public Signature
Randa Bly Deuser

AFTER RECORDING RETURN TO:
WINSTEAD PC
401 Congress Avenue, Suite 2100
Austin, Texas 78701
avaldes@winstead.com

EXHIBIT "A"

RECORDING DATA FOR THE COVENANT AND RELATED DOCUMENTS

1. Master Covenant for Copper Canyon [Residential], recorded as Document No. 20190033285, Official Public Records of Bexar County, Texas, and as Document No. 201906006635, Official Public Records of Comal County, Texas.
2. Development Area Declaration for Copper Canyon [Residential], recorded as Document No. 20190035458, Official Public Records of Bexar County, Texas, and as Document No. 201906006862, Official Public Records of Comal County, Texas.
3. Community Enhancement Covenant for Copper Canyon [Residential], recorded as Document No. 20190035534, Official Public Records of Bexar County, Texas, and as Document No. 201906006872, Official Public Records of Comal County, Texas.
4. Adoption of Working Capital Assessment for Copper Canyon, recorded as Document No. 20190035514, Official Public Records of Bexar County, Texas, and as Document No. 201906006876, Official Public Records of Comal County, Texas.
5. Community Manual for Copper Canyon, recorded as Document No. 20190036505, Official Public Records of Bexar County, Texas, and as Document No. 201906007034, Official Public Records of Comal County, Texas.
6. Notice of Applicability for Copper Canyon (Residential Unit-1), recorded as Document No. 20190071428, Official Public Records of Bexar County, Texas, and as Document No. 201906013344, Official Public Records of Comal County, Texas.
7. First Supplement to Community Manual for Copper Canyon, recorded as Document No. 20210096730, Official Public Records of Bexar County, Texas, and as Document No. 202106019522, Official Public Records of Comal County, Texas.
8. Second Supplement to Community Manual for Copper Canyon, recorded as Document No. 20210262670, Official Public Records of Bexar County, Texas, and as Document No. 202106049564, Official Public Records of Comal County, Texas.
9. Notice of Applicability for Copper Canyon (Residential Unit-10), recorded as Document No. 20220282570, Official Public Records of Bexar County, Texas, and as Document No. 202206050948, Official Public Records of Comal County, Texas.
10. Amended and Restated Notice of Applicability for Copper Canyon (Residential Unit-2), recorded as Document No. 20220284127, Official Public Records of Bexar County, Texas, and as Document No. 202206051225, Official Public Records of Comal County, Texas.

11. Notice of Applicability for Copper Canyon (Residential Unit-3), recorded as Document No. 20220284134, Official Public Records of Bexar County, Texas, and as Document No. 202206051224, Official Public Records of Comal County, Texas.
12. Notice of Applicability for Copper Canyon (Residential Unit-11), recorded as Document No. 20220284123, Official Public Records of Bexar County, Texas, and as Document No. 202206051227, Official Public Records of Comal County, Texas.
13. Amended and Restated Notice of Applicability for Copper Canyon (Residential Unit-1), recorded as Document No. 20220284131, Official Public Records of Bexar County, Texas, and as Document No. 202206051223, Official Public Records of Comal County, Texas.
14. Notice of Applicability for Copper Canyon (Residential Unit-12), recorded as Document No. 20230069518, Official Public Records of Bexar County, Texas, and as Document No. 202306012138, Official Public Records of Comal County, Texas.
15. Third Supplement to Community Manual for Copper Canyon, recorded as Document No. 20230069519, Official Public Records of Bexar County, Texas, and as Document No. 202306012137, Official Public Records of Comal County, Texas.
16. Supplement to Community Manual for Copper Canyon, recorded as Document No. 20230190705, Official Public Records of Bexar County, Texas, and as Document No. 202306027628, Official Public Records of Comal County, Texas.

File Information

**eFILED IN THE OFFICIAL PUBLIC eRECORDS OF BEXAR COUNTY
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

Document Number: 20230215706
Recorded Date: November 27, 2023
Recorded Time: 4:13 PM
Total Pages: 6
Total Fees: \$42.00

**** THIS PAGE IS PART OF THE DOCUMENT ****

**** Do Not Remove ****

Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was eFILED in File Number Sequence on this date and at the time stamped hereon by me and was duly eRECORDED in the Official Public Record of Bexar County, Texas on: 11/27/2023 4:13 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk