



VG-342-2025-62848

**Denton County
Juli Luke
County Clerk**

Instrument Number: 62848

Real Property Recordings

MISCELLANEOUS

Recorded On: June 09, 2025 04:28 PM

Number of Pages: 2

" Examined and Charged as Follows: "

Total Recording: \$29.00

******* 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: 62848
Receipt Number: 20250609000669
Recorded Date/Time: June 09, 2025 04:28 PM
User: Maria L
Station: Station 17

Record and Return To:

AAMC
2651 SAGEBRUSH DR #104

FLOWER MOUND TX 75028



STATE OF TEXAS
COUNTY OF DENTON

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 Denton County, Texas.

Juli Luke
County Clerk
Denton County, TX

COPPER CREEK HOMEOWNER'S ASSOCIATION, INC. MANAGEMENT CERTIFICATE

This Property Owners' Association Management Certificate (this "Certificate") is being recorded by Copper Creek Homeowner's Association, Inc. (the "Association") in compliance with the terms of Chapter 209 of the Texas Property Code and supersedes any prior management certificate filed by the Association. The Association submits the following additional information:

Name of the Subdivision: Copper Creek Estates

Name of the Association: Copper Creek Homeowner's Association, Inc.

Recording Data for Association: The Subdivision is recorded in the Plat Records in Denton County, Texas, as follows:

- (a) Final Plat filed for record as Document number 2016-2077
- (b) Amended Plat filed for record as Document number 2018-17

Recording Data for Restrictions: The Declarations for the Association are recorded in the Real Property Records of Denton County, Texas, as follows:

- (a) Declaration of Covenants, Conditions, and Restrictions filed for record as Document number 2018-3484
- (b) Design Guidelines filed for record as Document number 2018-3600
- (c) Certificate and Memorandum of Recording of Dedicatory Instruments (Certificate of Formation, Bylaws, Fine and Enforcement Policy, Assessment Collection Policy, Records Inspection, Copying and Retention Policy, Statutory Notice of Posting and Recordation of Association Governance Documents) filed for record as Document number 2018-3694
- (d) Notice of Filing of Dedicatory Instrument filed for record as Document number 2018-3695

Name and Mailing Address of the Association:

Copper Creek Homeowner's Association, Inc.

2651 Sagebrush Dr. #104,

Flower Mound, TX 75028

Name, Mailing Address, Telephone Number, and E-mail Address of Person Managing the Association or its Designated Representative: Accelerated Mgmt 2651 Sagebrush Dr. #104 Flower Mound, TX 75028 972-372-0752 -

admin@acceleratedmgmt.com

Website Address of the Association: www.smartwebs.com

Fees Due Upon Property Transfer. The maximum Fees to be charged relating to a property transfer are: (i) \$375 as transfer/resale disclosure/estoppel fee; (ii) \$375 for resale certificate/estoppel update; (iii) \$200 rush fee; (iv) \$225 for Lender Questionnaire- Standard; (v) \$275 for Lender Questionnaire-Custom; (vi) \$500 Working Capital/Reserve Fee; and (vii)

COPPER CREEK HOMEOWNERS ASSOCIATION IN WITNESS WHEREOF, this management Certificate is hereby executed by its duly authorized agent on this 29th day of May, 2025.

By:

Jamie Morris- Accelerated Association Management Company, LLC,

Sworn to, acknowledged and subscribed before me, under my official hand and seal of office this 29th day of May, 2025.

Ashley Hughes Washer
Notary Public
State of Texas

Printed Name

My Commission Expires:

After Recording Please
Return To:
AAMC
2651 Sagebrush DR #104
Flower Mound, TX 75028
info@acceleratedmgmt.com
972-372-0752 (o)
972-372-0680 (f)

