

**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, restates and replaces in its entirety that certain Management Certificate of Copper Canyon Homeowners Association, Inc., recorded under Document No. 20190036498, Official Public Records of Bexar County, Texas, and under Document No. 201906007040, Official Public Records of Comal 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 Company (CCMC) |
| Attn: | Maya Smith and Kristine Spirt |
| 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

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

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.

Transfer Fee - \$345.00.

Resale Certificate Fee - \$363.00.

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).

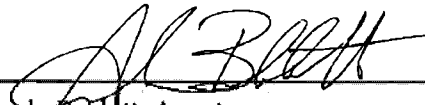
The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

EXECUTED to be effective on the date this instrument is Recorded.

[SIGNATURE PAGE FOLLOWS]

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

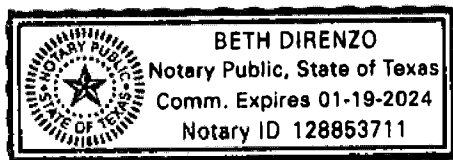
COPPER CANYON HOMEOWNERS ASSOCIATION,
INC., a Texas non-profit corporation

By: 
Andy Babbitt, Agent

STATE OF TEXAS §
 §
COUNTY OF Collin §

This instrument was acknowledged before me this 7th day of September, 2021 by Andy Babbitt, Agent of Copper Canyon Homeowners Association, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.

[SEAL]




Notary Public Signature

AFTER RECORDING RETURN TO:

Robert D. Burton, Esq.
WINSTEAD PC
401 Congress Avenue, Suite 2100
Austin, Texas 78701
rburton@winstead.com

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

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.

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

File Information

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

Document Number: 20210283810
Recorded Date: October 11, 2021
Recorded Time: 1:39 PM
Total Pages: 5
Total Fees: \$38.00

**** 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: 10/11/2021 1:39 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk

**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, restates and replaces in its entirety that certain Management Certificate of Copper Canyon Homeowners Association, Inc., recorded under Document No. 20190036498, Official Public Records of Bexar County, Texas, and under Document No. 201906007040, Official Public Records of Comal 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 Company (CCMC) |
| Attn: | Maya Smith and Kristine Spirt |
| 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

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

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.

Transfer Fee - \$345.00.

Resale Certificate Fee - \$363.00.

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).

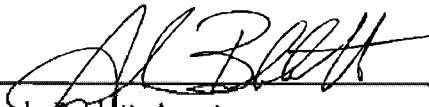
The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

EXECUTED to be effective on the date this instrument is Recorded.

[SIGNATURE PAGE FOLLOWS]

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

COPPER CANYON HOMEOWNERS ASSOCIATION,
INC., a Texas non-profit corporation

By: 
Andy Babbitt, Agent

STATE OF TEXAS §
 §
COUNTY OF Collin §

This instrument was acknowledged before me this 7th day of September, 2021 by Andy Babbitt, Agent of Copper Canyon Homeowners Association, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.

[SEAL]




Notary Public Signature

AFTER RECORDING RETURN TO:

Robert D. Burton, Esq.
WINSTEAD PC
401 Congress Avenue, Suite 2100
Austin, Texas 78701
rburton@winstead.com

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

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.

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
10/11/2021 01:39:16 PM
JESSICA 4 Pages(s)
202106053139



Bobbie Koepp

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