

AMENDED AND RESTATED MANAGEMENT CERTIFICATE
OF
COPPER RIDGE PROPERTY OWNERS ASSOCIATION

The undersigned, being an officer or managing agent of Copper Ridge Property Owners Association (the "**Association**"), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Copper Ridge
2. The name of the Association: Copper Ridge Property Owners Association
3. The recording data for the subdivision: See Exhibit "A"
4. The recording data for the declaration with any amendments and/or supplements to the declaration: See Exhibit "A"
5. The name and mailing address of the Association: Copper Ridge Property Owners Association, c/o The Neighborhood Company, LLC, 1118 Vintage Way, New Braunfels, TX 78132.
6. The name, mailing address, telephone number, and email address of the manager of the Association:

Name: The Neighborhood Company, LLC

Attn: Community Manager

Mailing Address: 1118 Vintage Way, New Braunfels, TX 78132

Phone Number: 830.264.2454

Email Address: Info@NeighborhoodCo.com

7. Website for Dedicatory Instruments: www.Copperridgeowners.com
8. The amount and description of a fee or fees charged by the Association relating to a property transfer in the subdivision:

Resale Certificate: \$375.00.

Transfer Fee: \$400.00.

Working Capital [Improved Lot]: \$1,500.

Working Capital [Unimproved Lot]: \$750.00.

[ACKNOWLEDGEMENT PAGE FOLLOWS]

ACKNOWLEDGEMENT

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

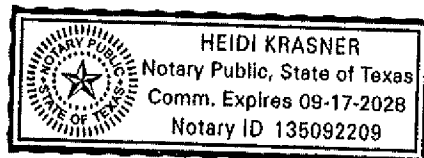
COPPER RIDGE PROPERTY OWNERS ASSOCIATION,
a Texas nonprofit corporation

By: *Laura Ficco*
Name: LAURA FICCO
Title: PRESIDENT

STATE OF TEXAS §
 §
COUNTY OF Comal §

This instrument was acknowledged before me on the 27 day of December, 2024,
by Laura Ficco, the managing agent of
COPPER RIDGE PROPERTY OWNERS ASSOCIATION, a Texas nonprofit corporation, on behalf
of said nonprofit corporation.

(SEAL)



Heidi Krasner
Notary Public Signature

AFTER RECORDING RETURN TO:
WINSTEAD PC
600 W. 5th Street, Suite 900
Austin, Texas 78701
avaldez@winstead.com

EXHIBIT A

| Document | Recording Information |
|--|------------------------------|
| Copper Ridge, Phase I Plat | Document No. 200806018524 |
| Declaration of Covenants, Conditions and Restrictions Copper Ridge, Phase I | Document No. 200806018940 |
| First Amendment to the Declaration of Covenants, Conditions and Restrictions Copper Ridge, Phase I | Document No. 201106010034 |
| Copper Ridge Phase IIA Plat | Document No. 201206040273 |
| Declaration of Covenants, Conditions and Restrictions Copper Ridge, Phase IIA | Document No. 201206041170 |
| Copper Ridge Phase 3A Plat | Document No. 201406000323 |
| Declaration of Covenants, Conditions and Restrictions Copper Ridge, Phase 3A | Document No. 201406000339 |
| Design Guidelines, Copper Ridge Phase 1 and Phase 3A | Document No. 201406000340 |
| Second Amendment to Declaration of Covenants, Conditions and Restrictions Copper Ridge Phases I and 3A | Document No. 201406014705 |
| Copper Ridge Phase 3B Plat | Document No. 201406018590 |
| Declaration of Covenants, Conditions and Restrictions Copper Ridge, Phase 3B | Document No. 201406022125 |
| Copper Ridge Phase 2B Plat | Document No. 201406028564 |
| Supplemental Declaration of Covenants, Conditions and Restrictions for Copper Ridge Subdivision, Phase IIB Comal County, Texas | Document No. 201406029425 |
| Copper Ridge Phase 1B Plat | Document No. 201406036336 |
| Design Guidelines Copper Ridge | Document No. 201406040096 |
| Declaration of Covenants, Conditions and Restrictions Copper Ridge, Phase 1B | Document No. 201506010183 |
| Copper Ridge Phase 4 Plat | Document No. 201506022945 |
| Declaration of Covenants, Conditions and Restrictions Copper Ridge, Phase 4 | Document No. 201506023502 |
| Copper Ridge Phase 5 Plat | Document No. 201506033914 |
| Declaration of Covenants, Conditions and Restrictions Copper Ridge, Phase 5 | Document No. 201506036558 |

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| Copper Ridge Phase 2C Plat | Document No. 201606030597 |
| Supplemental Declaration of Covenants, Conditions and Restrictions for Copper Ridge Subdivision, Phase IIC Comal County | Document No. 201606031350 |
| Copper Ridge, The Addition North Phase | Document No. 201806028385 |
| Declaration of Covenants, Conditions and Restrictions Copper Ridge, The Addition North Phase | Document No. 201806028758 |
| First Amendment to Declaration of Covenants Conditions and Restrictions Copper Ridge, The North Addition Phase | Document No. 201806029785 |
| Third Amendment to Declaration of Covenants, Conditions and Restrictions Copper Ridge Phase I and Second Amendment to Declaration of Covenants, Conditions and Restrictions Copper Ridge Phase 3A and First Amendment to Declaration of Covenants, Conditions and Restrictions Copper Ridge Phases 3B, 4 and 5 | Document No. 201806029786 |
| Copper Ridge, The Addition South Phase | Document No. 201806043789 |
| Supplemental Declaration of Covenants, Conditions and Restrictions for Copper Ridge The Addition, South Phase | Document No. 201906017772 |
| Copper Ridge Amended and Restated Fine Enforcement Policy | Document No. 202006053053 |
| Copper Ridge Golf Cart and ATV Policy | Document No. 202306037837 |
| Copper Ridge First Amended and Restated Adoption of Working Capital Assessment | Document No. 202406037982 |
| Copper Ridge Supplemental Policies | Document No. 202406037980 |

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
12/30/2024 11:39:06 AM
TAMMY 4 Pages(s)
202406039676



Bobbie Koepp