MANAGEMENT CERTIFICATE FOR COOPER BRANCH HOMEOWNERS' ASSOCIATION, INC.

In accordance with the Texas Property Code Section 209.004, the Texas Residential Property Owners Protection Act (the "Act"), this Management Certificate of Copper Branch Homeowners' Association, Inc. shall be recorded in each county in which any portion of the residential subdivision is located – Bexar County, Texas. This Management Certificate hereby declares that:

(I) The name of the subdivision is Copper Branch (the "Subdivision");

(2) The name of the association is Copper Branch Homeowners' Association, Inc. (the "Association");

(3) The recording data for the Subdivision is located within the plats recorded in Document Number 20210044541, of the Deed and Plat Records of Bexar County, Texas;

(4) The recording data for the Declarations of the Subdivision are Declaration of Covenants, Conditions, and Restrictions recorded in Document Number 20210029692, Official Public Records of Real Property of Bexar County, Texas;

(5) The name and mailing address for the Association is: ALAMO ASSOCIATION MANAGEMENT, LLC DBA ALAMO MANAGEMENT GROUP, c/o SPENCER POWELL located at 2611 N. Loop 1604 W., Suite 100, San Antonio, TX 78258;

(6) The name, mailing address, telephone number, and email address of the person managing the Association is ALAMO ASSOCIATION MANAGEMENT, LLC DBA ALAMO MANAGEMENT GROUP, c/o SPENCER POWELL located at 2611 N. Loop 1604 W., Suite 100, San Antonio, TX 78258 (210) 485-4088, Info@alamomg.com;

(7) The website address where the Association's dedicatory instruments are available in accordance with Section 207.006 of the Act is: www.Alamomanagementgroup.com

(8) The fees charged by the Association relating to a property transfer in the Subdivision are: Resale Transfer: $250.00, Developer Transfer: $395.00.

(9) Prospective purchasers and current members are advised to independently examine the subdivision's declarations, bylaws, articles of incorporation and all other governing documents of the Association as may be created, amended or modified, from time to time.

(SIGNATURE PAGE TO FOLLOW)

COOPER BRANCH HOMEOWNERS' ASSOCIATION, INC.
BY ALAMO ASSOCIATION MANAGEMENT, LLC DBA ALAMO MANAGEMENT GROUP,
Its Managing Agent

By: _____
SPENCER POWELL, as Manager of
ALAMO ASSOCIATION MANAGEMENT, LLC
DBA ALAMO MANAGEMENT GROUP

STATE OF TEXAS §
§
COUNTY OF BEXAR §

SUBSCRIBED AND SWORN TO BEFORE ME by Spencer Powell, INC. by ALAMO ASSOCIATION MANAGEMENT, LLC DBA ALAMO MANAGEMENT GROUP, Its Managing Agent by SPENCER POWELL, Manager of ALAMO ASSOCIATION MANAGEMENT, LLC DBA ALAMO MANAGEMENT GROUP, on this the on this the 21 day of January.

ASHLYN BOOTH
Notary Public, State of Texas
My Comm. Exp. 12-10-2022
ID No. 13182693-3

_____
Notary Public, State of Texas

File Information

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

Document Number:	20220028988
Recorded Date:	February 03, 2022
Recorded Time:	12:27 PM
Total Pages:	3
Total Fees:	$30.00

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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: 2/3/2022 12:27 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk