

CLEARWATER CANYON PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE

This Property Owners' Association Management Certificate is being recorded by **Clearwater Canyon Property Owners Association** (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: Clearwater Canyon Property Owners Association

Name of the Association: Clearwater Canyon Property Owners Association

Recording Data for Restrictions:

The Declarations for the Association are recorded in the Real Property Records of Bandera County, Texas, as follows:

Community	County	Document Type	Instrument No.	Date Recorded
Clearwater Canyon Ranch	Bandera	Architectural Control Committee	243343	9-Apr-2021
		By-Laws	247214	14-Sep-2021
		Management Certificate	252886	6-Jun-2022
		Management Certificate	257815	27-Mar-2023
		Policy for Contracted Services	258054	10-Apr-2023
		Document Retention Policy	258055	10-Apr-2023
		Records Production Policy	258056	10-Apr-2023
		Payment Plan Policy	258057	10-Apr-2023
		209 Hearing Procedure	258058	10-Apr-2023
		Notice of Dedicatory Instruments	260317	14-Aug-2023
		Management Certificate	262483	8-Jan-2024
		By-Laws	268737	12-Mar-2025

Name and Mailing Address of the Association

Clearwater Canyon Property Owners Association
c/o Professional Community Management
14100 San Pedro Ave., Ste 602
San Antonio, Texas 78232

Name, Mailing Address, Telephone Number, and E-mail Address of Person Managing the Association or its Designated Representative

Professional Community Management
14100 San Pedro Ave., Ste 602
San Antonio, Texas 78232
210-545-1888
AHInfo@associa.us

Website Address of the Association

www.towsq.io

Property Transfer Fee(s) Charged by the Association:

New account setup fee establishing new owner's account in the association's records: \$95
Transfer fee \$175
Resale Certificate: \$375
Resale Certificate Update: \$75

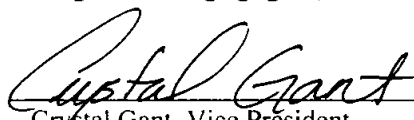
Legacy Account Closure Fee: \$220

Refinance Statement of Account: \$75

Expedite Fee for Resale Certificate prior to 10 business day delivery obligation: \$175 for 1 day expedite
\$125 for 3 day expedite

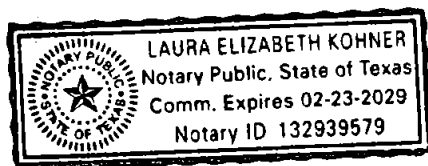
Executed on this the 15th the day of July, 2025.


Clearwater Canyon Property Owners Association, acting by and
through its managing agent, Professional Community Management


Crystal Gant, Vice President

STATE OF TEXAS §
 §
COUNTY OF BANDERA §

This instrument was acknowledged before me on the 15th day of July 2025, by Crystal Gant, Vice President with Professional Community Management, the managing agent for Clearwater Canyon Property Owners Association, a Texas nonprofit corporation, on behalf of such corporation.




Notary Public, State of Texas

When recorded return to:
Professional Community Management
14100 San Pedro Ave., Ste 602
San Antonio, Texas 78232

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.
STATE OF TEXAS
COUNTY OF BANDERA
I hereby certify that this
instrument was filed on the date and
time stamped hereon by me and was
duly recorded in the volume and
and page of the official records of:
Bandera County
as stamped hereon by me.

Oct 09, 2025

Tandie Mansfield, County Clerk
Bandera County

Filed for Record in:
Bandera County
On: Oct 09, 2025 at 02:35P
As a
Recording
Document Number: 00271754
Amount 29.00
Receipt Number - 184470
By,
Elizabeth Horan