

COBALT CANYON RESIDENTIAL COMMUNITY, INC.
MANAGEMENT CERTIFICATE - BEXAR COUNTY

In accordance with Texas Property Code Section 209.004, Texas Residential Property Owners Protection Act, **COBALT CANYON RESIDENTIAL COMMUNITY, INC.**, certifies as to the following:

1. The name of the subdivision is:

COBALT CANYON

2. The name of the association is:

COBALT CANYON RESIDENTIAL COMMUNITY, INC.

3. The recording data for the subdivision (plat) is:

Declaration of Covenants Conditions and Restrictions

Doc. 20200103324

4. The recording data for the declaration (including covenants, bylaws, and rules and regulations) is:

Cobalt Canyon Adoption of Architectural Review Fee

Doc. 20210139425

Notice of Plat Recordation for Cobalt Canyon

Doc. 20200103721

Cobalt Canyon Community Manual

Doc. 20200103718

Cobalt Canyon Adoption of Working Capital Assessment

Doc. 20200103719

5. The recording data for each amendment to the declaration (including covenants, bylaws, and rules and regulations) is:

N/A

6. The mailing address for the association is as follows:

COBALT CANYON RESIDENTIAL COMMUNITY, INC.

c/o Vision Communities Management Incorporated

5757 Alpha Road, Ste. 680

Dallas, Texas 75240

7. The name, address, telephone number, and email address of the person managing the association or the association's designated representative are as follows:

Vision Communities Management Incorporated

5757 Alpha Road, Ste. 680

Dallas, Texas 75240

Phone: (972) 612-2302

Email: info@vcmtexas.com

8. The website address on which the association's dedicatory instruments are available:

<https://cobaltcanyonhoa.nabrnetwork.com>

9. The following fees are charged by the association relating to a transfer of property within the association:

Resale Certificate	\$340.00
Statement of Account	\$50.00
Refinance Certificate	\$50.00
Transfer Fee to management company	\$175.00
Working Capital Assessment	\$250.00

EXECUTED as of 2/6, 2023.

Vision Communities Management
Incorporated as managing agent for the
association

By (signature): S. Baldwin

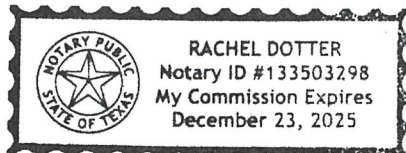
Name (printed): SHANNON BALDWIN

Title: COD

The State of Texas §

County of Dallas §

This instrument was acknowledged before me on the 6th day of February, 2023, by Shannon Baldwin (name), the COD (title) authorized agent for Vision Communities Management Incorporated.



Rachel Dotter
Notary Public – The State of Texas

After Recording, Please Return To:
Vision Communities Management Incorporated
5757 Alpha Road, Suite 680
Dallas, TX 75240