

MANAGEMENT CERTIFICATE  
OF  
CLEARWATER CREEK RESIDENTIAL COMMUNITY, INC.

The undersigned, being an officer of Clearwater Creek Residential Community, Inc., and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Clearwater Creek.
2. The name of the Association: Clearwater Creek Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: That certain real property in Bexar County, Texas, made subject to that certain Clearwater Creek Master Covenant [Residential] recorded as Document No. 20240133333 in the Official Public Records of Bexar County, Texas, as the same may be amended from time to time (the "Covenant").
4. The recording data for the Covenant and any amendments to the Covenant: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the Association: Clearwater Creek Residential Community, Inc., c/o Property Management Professionals;
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name: CLEARWATER CREEK RESIDENTIAL COMMUNITY, INC.  
Mailing Address: c/o CCMC  
7800 N. Dallas Parkway, Suite 450  
Plano, Texas 75024  
Attn: Andy Babbit  
Telephone Number: 469-246-3500  
Email Address: ccmctx@ccmcnet.com

7. Website to access the Association's dedicatory instruments:  
[www.lifetimehoamanagement.com](http://www.lifetimehoamanagement.com)
8. Amount and description of fees related to property transfer in the subdivision: The Association fees are in the following amounts:

Working Capital Assessment - \$1,200.00;

Conveyance Processing Fee - \$325.00.

Resale Certificate Fee - \$310.00.

Statement of Account - \$250.00.

Closing Document Rush Fee - \$200.00.

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.

**CLEARWATER CREEK RESIDENTIAL COMMUNITY, INC.,** a Texas nonprofit corporation

By: \_\_\_\_\_

Name: Richard Mott

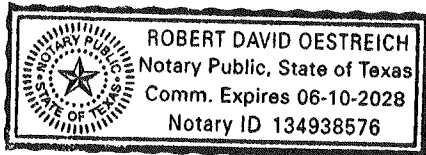
Title: Authorized Agent

THE STATE OF TEXAS       §

COUNTY OF Bexar       §

This instrument was acknowledged before me on 9 day of July, 2024, by Richard Mott, the Authorized Agent of Clearwater Creek Residential Community, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

[SEAL]



\_\_\_\_\_  
Notary Public Signature

**AFTER RECORDING RETURN TO:**

Robert D. Burton, Esq.  
Winstead PC  
600 W. 5th Street, Suite 900  
Austin, Texas 78701  
Email: [rburton@winstead.com](mailto:rburton@winstead.com)

ATTACHMENT 1

1. Clearwater Creek Master Covenant [Residential] recorded under Document No. 20240133333, in the Official Public Records of Bexar County, Texas.
2. Clearwater Creek Development Area Declaration [Residential] recorded under Document No. 20240133459, in the Official Public Records of Bexar County, Texas.
3. Clearwater Creek Adoption of Working Capital Assessment [Residential] recorded under Document No. 20240137888 in the Official Public Records of Bexar County, Texas.
4. Clearwater Creek Community Manual [Residential] recorded under Document No. 20240137899 in the Official Public Records of Bexar County, Texas.

**File Information**

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

**Document Number:** 20240139653  
**Recorded Date:** August 01, 2024  
**Recorded Time:** 12:51 PM  
**Total Pages:** 5  
**Total Fees:** \$37.00

**\*\* 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: 8/1/2024 12:51 PM



*Lucy Adame-Clark*  
Lucy Adame-Clark  
Bexar County Clerk