

THE STATE OF TEXAS
COUNTY OF COMAL

Canyon Lake Villas Council of Co-Owners, Inc.
Management Certificate

This Property Owners' Association Management Certificate is being recorded by Canyon Lake Villas Council of Co-Owners, Inc. (the Association) in compliance with the terms of the Texas Property Code Section 209.004 and supersedes any prior management certificate filed by the Association. The Association submits the following information:

Name of the Subdivision: Canyon Lake Villas Council of Co-Owners, Inc.

Name of the Association: Canyon Lake Villas (abbreviated CLV)

Subdivision Location: 1037 Parkview Dr, Canyon Lake, Texas, 78133

Recording Data for the Subdivision: Recorded in Volume III, Page 55 of the Map and Plat Records of Comal County, Texas.

Recording Data for the Declaration is: Recorded in Volume 1 at Pages 149-202 of the Condominium Records of Comal County, Texas, and amended by instrument recorded in Volume 1 at Pages 203 and 204.

Other Information the Association Considers Appropriate:

Amendments to the Declaration of Condominium of Canyon Lake Villas are recorded in Document No. 200406021799 and 278841 in the Official Public Records of Comal County, Texas.

There are a total of 45 units (21 – 2 bed and 24 – 3 bed) amongst 7 buildings (A-G), and one Laundry Wash room.

The addresses for each bldg. are:

- Bldg. A1-9: 2004 Lakeland Dr, Canyon Lake, TX 78133
- Bldg. B10-15: 1101 Parkview Dr, Canyon Lake, TX 78133
- Bldg. C16-19: 1135 Parkview Dr, Canyon Lake, TX 78133
- Bldg. D20-27: 1185 Parkview Dr, Canyon Lake, TX 78133
- Bldg. E28-33: 1025 Parkview Dr, Canyon Lake, TX 78133
- Bldg. F24-36: 1029 Parkview Dr, Canyon Lake, TX 78133
- Bldg. G38-45: 1033 Parkview Dr, Canyon Lake, TX 78133
- Laundry Wash Room: 1037 Parkview Dr, Canyon Lake, TX 78133

Mailing Address of the Association, or Name, Mailing Address of Person or Entity Managing the Association:

Canyon Lake Villas Council of Co-Owners, Inc.

c/o RowCal Management – Attn: Community Manager
PO Box 421150
Minneapolis, MN 55442
CareTeam@RowCal.com
512-580-4212

Website Address of the Association:

<https://www.rowcal.com>
<https://clvhoa.com>

Property Transfer Fee(s) Charged by the Association:

Resale Certificate: \$375
Upgraded Resale Certificate: \$450
Resale Certificate UPDATE (1-180 days): \$75
Transfer Fees: \$275
HomeWise Convenience Fee: \$9.95
HomeWise Process Fees: \$20-50
Resale Certificate RUSH: \$75-125

Other Information

Prospective purchases are advised to independently examine the Declaration, Bylaws, and all other governing documents of the Association, together with obtaining an official Resale Certificate, and performing a comprehensive physical inspection of the lot/home and common areas prior to purchase.

ACKNOWLEDGEMENT

State of Texas

County of Comal

Signed this the 12th day of June, 2025.

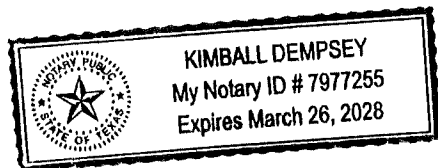
Canyon Lake Villas Council of Co-Owners, Inc.
(A TEXAS NON-PROFIT CORPORATION)

RowCal Management, LLC
Name of Association or Person Managing Association

By: 

Sawyer Stubbs - Managing Agent
Printed Name and Title of the Above Person

BEFORE ME, the undersigned notary public, on this the 12th day of June, 2025 personally appeared Sawyer Stubbs, Managing Agent for Canyon Lake Villas Council of Co-Owners, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and in the capacity therein expressed.





NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Printed Name of Notary Kimball Dempsey

My Commission Expires 3/26/28

After recording, return to the managing agent, RowCal Management:
Canyon Lake Villas Council of Co-Owners, Inc.
c/o RowCal Management – Attn: Community Manager
PO Box 421150
Minneapolis, MN 55442

Filed and Recorded
Official Public Records
Bobbie Koepf, County Clerk
Comal County, Texas
06/12/2025 03:29:21 PM
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Bobbie Koepf