

PROPERTY OWNERS ASSOCIATION 4<sup>th</sup> AMENDED MANAGEMENT CERTIFICATE FOR  
CANYON CREST RESIDENTIAL COMMUNITY, INC.

This Management Certificate is recorded pursuant to Section 209.004 of the Texas Property Code.

This amends all prior Management Certificates filed for this association.

*Per Texas Property Code 209.004 "The County Clerk of each county in which a Management Certificate is filed as required by this section shall record the Management Certificate in the real property records of the county and index the document as a "Property Owners' Association Management Certificate"*

State of Texas §

County of Bexar §

1. Name of Subdivision: Canyon Crest
2. Subdivision Location: Bexar County
3. Name of Homeowners Association: Canyon Crest Residential Community, Inc.
4. Recording Data for Association:  
**Plat Tract #3C is recorded under Document No. 20100065190**  
**Plat Tract Unit 1A is recorded under Document No. 20180031017 & 20180031016**  
**Plat Tract Unit 1B is recorded under Document No. 20180104521 & 20180104520**  
**Plat Tract Unit 2A1 is recorded under Document No. 20190093112, 20190093111, & 20190093113**  
**Plat Tract Unit 2B is recorded under Document No. 20190258618 & 20190258619**  
**Plat Tract Unit 3A is recorded under Document No. 20190117318 & 20190117317**  
**Plat Tract Unit 3B is recorded under Document No. 20200303248, 20200303249 & 20200303247**  
**Plat Tract Unit 3C-1 is recorded under Document No. 20210324048, 20210324046, 20210324047, & 20210324045**  
**Plat Tract Unit 3D is recorded under Document No. 20220042052, 20220042051, & 20220042053**  
**Plat Tract Unit 3E is recorded under Document No. 20220208374 & 20220208373**
5. Recording Data for Declaration and any amendments: Declaration of Covenants, Conditions and Restrictions for Canyon Crest Residential Community, Inc. is filed at Bexar County, Texas, under Document No. 20180034130

Canyon Crest Residential Community, Inc. Community Manual is filed under Document No. 20180036041

Canyon Crest Residential Community, Inc. Adoption of Working Capital Assessment is filed under Document No. 20180035676

6. Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowners' association:

The below Canyon Crest Residential Community, Inc. Policies, Resolutions and Guidelines are filed under Document No. 20180175333: Records Retention Policy, Records Inspection Policy, Membership Voting Policy, E-Mail Registration Policy, Religious Item Display Guidelines, Solar Energy Device Guidelines, Roofing Material Guidelines, Rainwater Collection Devices Guidelines, Flag Display Guidelines, Drought- Resistant Landscaping and Natural Turf Guidelines, Violation Enforcement Resolution, Conflict of Interest Policy, Electronic and Telephonic Action Policy, Standby Electric Generators Guidelines, Uncurable Violation Enforcement Resolution.

Canyon Crest Residential Community, Inc. Billing Policy and Payment Plan Guidelines are filed under Document No. 20180210415.

7. Mailing Address and Contact Information for the Association and the Managing Agent:

Spectrum Association Management  
17319 San Pedro Ave, #318  
San Antonio, TX 78232  
contact@spectrumam.com  
210-494-0659  
[www.spectrumam.com/homeowners](http://www.spectrumam.com/homeowners)

8. Fee(s) related to Property Transfer:

- Administrative Transfer Fee - \$200.00
- Resale Package = \$375.00
  - Rush for Resale Package:
    - 1 business day = \$120.00 / 3 business days = \$95.00
  - Add a Rush to an existing order = \$75.00 + Cost of a Rush
  - Update for Resale Package:
    - 1-14 days = \$15.00 / 15-180 days = \$50.00
- Statement of Account only = \$120.00
  - Rush for Statement of Account only:
    - 1 business day = \$110.00 / 3 business day = \$85.00
  - Update for Statement of Account only:
    - 1-30 days - No Cost / 31-45 days = \$50.00 / 46-90 days = \$50.00
- Capitalization Fee - \$450.00

Prospective purchasers 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.

THE PURPOSE OF THIS CERTIFICATE IS TO PROVIDE INFORMATION SUFFICIENT FOR A TITLE COMPANY TO CORRECTLY IDENTIFY THE SUBDIVISION AND TO CONTACT ITS GOVERNING ASSOCIATION. THIS CERTIFICATE DOES NOT PURPORT TO IDENTIFY EVERY PUBLICLY RECORDED DOCUMENT AFFECTING THE SUBDIVISION, OR TO REPORT EVERY PIECE OF INFORMATION PERTINENT TO THE SUBDIVISION. NO PERSON SHOULD RELY ON THIS CERTIFICATE FOR ANYTHING OTHER THAN INSTRUCTIONS FOR CONTACTING THE ASSOCIATION IN CONNECTION WITH THE TRANSFER OF TITLE TO A HOME IN THE SUBDIVISION. THE REGISTERED AGENT FOR THE ASSOCIATION IS ON FILE WITH THE TEXAS SECRETARY OF STATE.

Signed this 20<sup>th</sup> day of June, 2024.

Canyon Crest Residential Community, Inc.

By: Shelby Welch  
Shelby Welch (of Spectrum Association Management), Managing Agent

State of Texas §

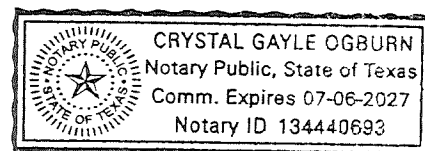
County of Bexar §

This instrument was acknowledged and signed before me on 20  
June, 2024 by Shelby Welch, representative of Spectrum Association

Management, the Managing Agent of Canyon Crest Residential Community, Inc., on behalf of said association.

[Signature]  
Notary Public, State of Texas

After Recording, Return To:  
Spectrum Association Management  
Attn: Transitions  
17319 San Pedro Ave., Ste. #318  
San Antonio, TX 78232



**File Information**

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

**Document Number:** 20240111600

**Recorded Date:** June 20, 2024

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**Total Pages:** 4

**Total Fees:** \$33.00

**\*\* 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: 6/20/2024 2:22 PM



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