

PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE
for
CROWN RIDGE TOWNHOUSE ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
 COUNTY OF BEXAR §

The undersigned, being the President of Crown Ridge Townhouse Association, Inc., a non-profit corporation organized and existing under the laws of the State of Texas, submits the following information pursuant to TEX. PROP. CODE § 209.004 which supersedes any prior Management Certificate filed by the Association:

1. Name of the Subdivision: Crown Ridge Townhouse
2. Name of Association: Crown Ridge Townhouse Association, Inc.
3. Recording Data for the Subdivision: Deed and Plat Records of Bexar County, Texas

Subdivision Name	Volume	Page
Plat – Crown Ridge Townhouse Subdivision	6400	198-199
Correction Plat – Crown Ridge Townhouse Subdivision	6500	62
Second Correction Plat – Crown Ridge Townhouse Subdivision	6500	122

4. Recording Data for the Declaration, Amendments, Articles, Bylaws and Policies as of the date hereof: Recorded in the Official Public Records of Real Property of Bexar County, Texas

Covenants, Conditions, and Restrictions	Document Number	Volume	Page
Declaration of Covenants, Conditions and Restrictions	2000-0066243	8391	1114
Affidavit in Compliance with TEX. PROP. CODE § 202.006 with attached: First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Crown Ridge Townhouse Subdivision	20180222981		
Articles and Bylaws	Document Number	Volume	Page
Affidavit in Compliance with TEX. PROP. CODE § 202.006 with attached: Crown Ridge Townhouse Association, Inc. Certificate of Filing of Restated Certificate of Formation; and First Restated Bylaws of Crown Ridge Townhouse Association, Inc.	20180222981		
Policies, Rules, Resolutions, and Guidelines	Document Number	Volume	Page
Affidavit in Compliance with TEX. PROP. CODE § 202.006 with attached: Crown Ridge Townhouse	20170234432	18869	1811

Association, Inc. Statement of Policies [includes: Collection and Payment Policy, Records Retention and Destruction Policy, Records Production and Copying Policy, Solar Energy Devices Policy, Flag Display Policy, Display of Certain Religious Items Policy, Political Signs Policy, and Open Board Meetings Policy], and Rules of Crown Ridge Townhouse Association, Inc.			
Affidavit in Compliance with TEX. PROP. CODE § 202.006 with attached: Email Registration Policy with Promulgated Email Registration Form	20180222981		
Affidavit in Compliance with TEX. PROP. CODE § 202.006 with attached: Crown Ridge Townhouse Association, Inc., Solar Energy Devices Policy	20200040517		
Affidavit in Compliance with TEX. PROP. CODE § 202.006 with attached: Crown Ridge Townhouse Association, Inc., Resolution Adopting: Collection and Payment Plan Policy, Board Hearing Policy, Religious Display Policy, Security Measures Policy and Association Contracts and Solicitation of Bids Policy	20210321584		
Affidavit in Compliance with TEX. PROP. CODE § 202.006 with attached: Crown Ridge Townhouse Association, Inc., Resolution Adopting: Collection and Payment Plan Policy, and Fine Policy	20240067343		

5. Association Fees Relating to Property Transfer:

Resale Certificate Fee \$75.00

6. Mailing Address for the Association:

Crown Ridge Townhouse Association, Inc.
6714 Crown Ridge
San Antonio, Texas 78239

7. Association Management or Representative and Contact Information:

Carol Lynne Hoffman, President
Crown Ridge Townhouse Association, Inc.
6714 Crown Ridge
San Antonio, Texas 78239
210-653-4447 Phone
210-670-7049 Fax
crtasatx@gmail.com

8. Association Website:
royalridgesa.org/crownridge-townhomes

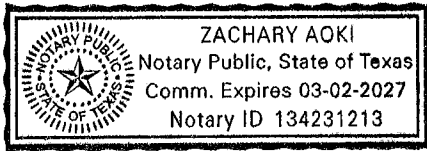
Executed on this 2 day of May, 2024.

CROWN RIDGE TOWNHOUSE ASSOCIATION, INC.

By: Carol Lynne Hoffman
CAROL LYNNE HOFFMAN, President

STATE OF TEXAS §
 §
COUNTY OF BEXAR §

BEFORE ME, the undersigned notary public, on this 2ND day of May, 2024, personally appeared CAROL LYNNE HOFFMAN, President of CROWN RIDGE TOWNHOUSE ASSOCIATION, 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.



Zachary Aoki
Notary Public, State of Texas

AFTER RECORDING, RETURN TO:
Michael B. Thurman
Thurman & Phillips, P.C.
4093 De Zavala Road
Shavano Park, Texas 78249
Phone: 210-341-2020

File Information

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

Document Number: 20240078355
Recorded Date: May 02, 2024
Recorded Time: 12:07 PM
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: 5/2/2024 12:07 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk