

**PROPERTY OWNERS ASSOCIATION
MANAGEMENT CERTIFICATE FOR
CANYON WEST**

STATE OF TEXAS

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KNOW ALL MEN BY THESE PRESENTS:**COUNTY OF PARKER**

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Pursuant to the provisions of Section 209.004 of the Texas Property Code, the undersigned property owners' association hereby records this Property Owners Association Management Certificate for Canyon West.

1. The name of the subdivision is Canyon West.
2. The name of the association is Canyon West Homeowners Association, Inc.
3. The recording data for the subdivision is as follows:

Canyon West, Phase I, an addition to Parker County, Texas, according to the map or plat thereof recorded in Cabinet B, Slide 130, of the Map and/or Plat Records of Parker County, Texas.

Canyon West, Phase II, an addition to Parker County, Texas, according to the map or plat thereof recorded in Cabinet B, Slide 163, Plat Records, Parker County, Texas.

Canyon West, Phase III, an addition to Parker County, Texas, according to the map or plat thereof recorded in Cabinet B, Slide 529, Plat Records, Parker County, Texas.

Canyon West, Phase IV, an addition to Parker County, Texas, according to the map or plat thereof recorded in Cabinet B, Slide 528, Plat Records, Parker County, Texas.

Canyon West, Phase V, an addition to Parker County, Texas, according to the map or plat thereof recorded in Cabinet B, Slide 453, Plat Records, Parker County, Texas.

Canyon West, Phase VI, an addition to Parker County, Texas, according to the map or plat thereof recorded in Cabinet B, Slide 452, Plat Records, Parker County, Texas.

Canyon West, Phase VII, an addition to Parker County, Texas, according to the map or plat thereof recorded in Cabinet B, Slide 491, Plat Records, Parker County, Texas.

Canyon West, Phase VIII, an addition to Parker County, Texas, according to the map or plat thereof recorded in Cabinet B, Slide 451, Plat Records, Parker County, Texas.

4. The recording data for the declaration and any amendments to the declaration is as follows:

Sixth Amendment to the Declaration of Covenants, Conditions and Restrictions for Canyon West recorded on or about October 14, 2014, as Document No. 201420573 of the Real Property Records of Parker County, Texas.

5. The name and mailing address of the association:

Canyon West Homeowners Association, inc.
c/o FirstService Residential
14951 N. Dallas Pkwy., Suite 600
Dallas, TX 75254

6. The name, mailing address, telephone number, and e-mail address of the person managing the association or the association's designated representative is as follows:

Jordan Taylor
FirstService Residential
14951 N. Dallas Pkwy., Suite 600
Dallas, TX 75254
Telephone: 214-871-9700
Email: Mgmt-CertificateTX@fsresidential.com

7. The website address of any Internet website on which the association's dedicatory instruments are available in accordance with Section 207.006 is:

<https://CanyonWestHOA.connectresident.com>

8. The amount and description of a fee or fees charged by the association relating to a property transfer in the subdivision is as follows:

Transfer Fee	\$340.00
Resale Disclosure Package (6-10 days; 3-5 days; 1-2 days)	\$375; \$450; \$500
Resale Disclosure Update (within 60 days of original request)	\$75
Refinance Certificate Fee (6-10 days; 3-5 days; 1-2 days)	\$150; \$225; \$275
HOA Questionnaire (optional)	\$250.00
Loan Estimate Questionnaire (optional)	\$100.00
2025 Special Assessment	\$150.00

IN WITNESS WHEREOF, this Property Owners Association Management Certificate is hereby executed by its duly authorized agent on this 24th day of February, 2025.

**CANYON WEST HOMEOWNERS
ASSOCIATION, INC.,**
a Texas non-profit corporation

By:

Name:

Title:

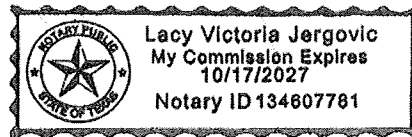
Jennifer Huerta
JENNIFER HUERTA
PRESIDENT - DM

ACKNOWLEDGMENT

STATE OF TEXAS §
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COUNTY OF PARKER §

This instrument was acknowledged before me on the 24th day of February, 2025, by Jennifer Huerta the President, DFW of Canyon West Homeowners Association, Inc. , a Texas non-profit corporation, on behalf of said non-profit corporation.

Lacy Jergovic
Notary Public, State of Texas



FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



Lila Deakle

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Fee: \$33.00

Lila Deakle, County Clerk

Parker County, Texas

MANAGECERT