

PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE
for
CROWNRIDGE OF TEXAS OWNERS ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
 COUNTY OF BEXAR §

The undersigned, CAROLYN THACKER, the Director of Community Association Management – San Antonio for RealManage, the Managing Agent for Crownridge of Texas Owners Association, Inc., a nonprofit corporation (the "Association") 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: Crownridge of Texas
2. Name of Association: Crownridge of Texas Owners Association, Inc.
3. Recording Data for the Subdivision: Deed and Plat Records of Bexar County, Texas

Subdivision Name / Unit Number	Document Number	Volume	Page
Plat – Walden Heights Unit 1	764055	9505	164-167
Plat – Walden Heights Unit 2	794059	9505	168
Plat – Walden Heights Unit 3	916742	9508	158
Plat – Walden Heights Unit 6	1784885	9520	191-194
Plat – Legend Hills Unit 1	823475	9506	96
Plat – Legend Hills Unit 3	949168	9509	95
Plat – Legend Hills Unit 4	1501937	9517	203
Plat – Legend Hills Unit 5	20050081429	9565	21-22
Plat – Legend Hollow Unit 2	84087	9532	7-8
Plat – Walden Meadows Garden Homes	1346900	9516	39
Plat – Walden Point, aka Walden Meadows Garden Homes Unit 2	13579	9531	8
Plat – Walden Creek	13300	9533	144
Plat – La Sierra Unit 1		9509	92-94
Plat – La Sierra Unit 2	87244	9537	111
Plat – La Sierra Unit 3A	87324	9537	112
Plat – La Sierra Unit 5	573	9533	104
Plat – La Sierra Unit 6	130368	9540	212
Plat – La Ventanas Townhomes, Unit 1	20040260570	9563	91-92
Amended Plat – La Ventanas Townhomes, Unit 1	20050264123	9567	206-208
Plat – The Heights of Crownridge, Unit 1	20080096996	9590	129-132

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 Crownridge of Texas	795574	3156	696
First Amendment and Annexation to Declaration of Covenants, Conditions and Restrictions for Crownridge of Texas	2003031	4945	1147
Amendment to the Declaration of Covenants, Conditions and Restrictions Crownridge of Texas	96-0017708	6662	511
Legend Hollow, Unit-2 Declaration of Covenants, Conditions and Restrictions	95-0095363	6462	1537
Heights of Crownridge Declaration of Covenants, Conditions and Restrictions	20080170795	13626	2226
Acknowledgment of Architectural Control	20080191106	13660	1685
La Sierra Subdivision, Unit 1 Declaration of Restrictive Covenants	950500	3392	1993
La Sierra, Unit 2 and Unit-3A Declaration of Covenants, Conditions and Restrictions	97-0097527	7141	607
La Sierra, Unit 5 Declaration of Covenants, Conditions and Restrictions	96-0001098	6632	1944
La Sierra, Unit 5 Amendment to Declaration of Restrictive Covenants and Conditions	96-0015159	6657	1307
La Sierra, Unit 6 Declaration of Covenants, Conditions and Restrictions	98-0137508	7581	63
Legend Hills Subdivision, Unit 1 Declaration of Restrictive Covenants	829684	3209	138
Legend Hills Subdivision, Unit 3 Declaration of Restrictive Covenants	950498	3392	1955
Legend Hills Subdivision, Unit 4 Declaration of Restrictive Covenants	1543983	4248	678
Legend Hills Subdivision, Unit 4 Amendment to Declaration of Restrictive Covenants	1773979	4597	978
Legend Hills Subdivision, Unit 4 Amendment to Declaration of Restrictive Covenants	1790487	4623	389
Legend Hills Subdivision, Unit 4 Amendment to Declaration of Restrictive Covenants and Conditions	2149206	5167	1686
Legend Hills, Unit 5 Declaration of Covenants, Conditions and Restrictions	20050103550	11388	1400
Walden Creek Declaration of Covenants, Conditions and Restrictions	96-0045129	6709	294
Walden Heights Subdivision, Units 1 and 2 Declaration of Restrictive Covenants	794404	3154	929
Walden Heights Subdivision, Unit 3 Declaration of Restrictive Covenants	950499	3392	1974
Walden Heights Subdivision, Unit 6 Declaration of Restrictive Covenants	1790488	4623	429

Walden Meadows Garden Homes, A Planned Unit Development Amended and Restated Declaration of Restrictive Covenants	2257587	5344	944
Walden Meadows, A Planned Unit Development First Amendment to Amended and Restated Declaration of Restrictive Covenants	2268702	5362	1182
Walden Point, also known as Walden Meadows Garden Homes Unit 2, a Planned Unit Development Declaration of Covenants, Conditions and Restrictions	95-0026224	6345	1784
Assignment and Assumption of Declarant's Rights	20070128249	12907	788
Certificate of Secretary with attached Acknowledgment of Architectural Control and Maintenance Agreement of the Crownridge of Texas Owners Association, Inc.	20100044435	14398	1318
Deed of Easement and Declaration of Restrictive Covenants	20110214563	15249	1199
Secretary's Certificate with attached Criteria for Revisions to Master Plan and Criteria for Maintenance of Lots	20130065406	16031	2237
Declaration of Covenants, Conditions and Restrictions for the Las Ventanas at Crownridge Townhomes	20060082777	12053	2336
First Amendment to Declaration of Covenants, Conditions and Restrictions for Las Ventanas at Crownridge Townhomes	20140194559	16955	375
Articles and Bylaws	Document Number	Volume	Page
Certificate of Secretary of Crownridge of Texas Owners Association, Inc., with attached: Restatement of the Bylaws of Crownridge of Texas Owners Association, Inc. and Bylaws of Crownridge of Texas Owners Association, Inc. (Exhibit "A"); and Articles of Incorporation of Crownridge of Texas Owners Association, Inc. (Exhibit "B")	2000-0134797	8524	1266
Restatement of the Bylaws of Crownridge of Texas Owners Association, Inc.	20060057032	11991	1981
Affidavit in Compliance with Tex. Prop. Code § 202.006 with attached: Crownridge of Texas Owners Association, Inc. Resolution Adopting First Amendment to the Restatement of the Bylaws	20210065321		
Policies, Rules, Resolutions, and Guidelines	Document Number	Volume	Page
Notice of Filing of Dedicatory Instruments, including: Guidelines for Approval of Flags and Flag Displays; Assessment Collections and Payment Plans; Records Retention Policy; and Records Production and Copying Policy	20120076484	15461	276
Affidavit in Compliance with Tex. Prop. Code § 202.006 with attached: Crownridge of Texas Owners Association, Inc., Solar Energy Devices Policy	20210169058		

5. Association Fees Related to Property Transfer:

Resale Certificate Fee	\$375.00
Transfer Fee Due at Time of Closing	\$325.00

6. Mailing Address for the Association:

Crownridge of Texas Owners Association, Inc.
PO Box 803555
Dallas, Texas 75380-3555

7. Association Management or Representative and Contact Information:

RealManage
c/o CT Corporation
PO Box 803555
Dallas, Texas 75380-3555
866-473-2573 Phone
866-919-5696 Fax
crotexas@CiraMail.com

8. Association Website:
www.ciranet.com

[Signature page follows]

Executed on this 2 day of December 2021.

CROWNRIIDGE OF TEXAS OWNERS ASSOCIATION, INC.

By: REALMANAGE

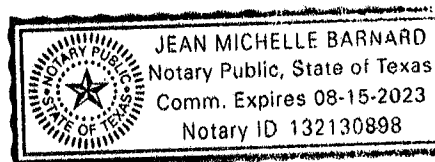
By: *Carolyn Thacker*
CAROLYN THACKER, Director of Community
Management – San Antonio
RealManage, Managing Agent

STATE OF TEXAS §
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BEFORE ME, the undersigned notary public, on this 7 day of December, 2021, personally appeared CAROLYN THACKER, Director of Community Association Management – San Antonio of RealManage, the Managing Agent for CROWNRIIDGE OF TEXAS OWNERS 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.

Jean Michelle Barnard
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: 20210341616
Recorded Date: December 08, 2021
Recorded Time: 4:28 PM
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Total Fees: \$42.00

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**** 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: 12/8/2021 4:28 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk