

STATE OF TEXAS  
COUNTY OF REAL

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PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE  
for  
FRIO CAÑON COMMUNITY ASSOCIATION

The undersigned Association gives notice in accordance with Texas Property Code §209.004.

1. Legal name of owners association: Frio Cañon Community Association
2. Name of project or subdivision: Frio Cañon
3. Recording data for subdivision (Plat recording information for land subject to the deed restrictions): See Exhibit A.
4. Recording data for the declaration and any/all amendments: See Exhibit A.
5. Contact information for association's managing agent:

Name: Community Association Management  
Mailing address: PO Box 92649, Austin, TX 79709  
Phone number: 512-288-2376  
Email address: [admin@camanagers.com](mailto:admin@camanagers.com)

6. Association website: [friocanonca.org](http://friocanonca.org)
7. Amount and description of all fees or charges by the association relating to a property transfer:

Resale Certificate:	\$300	HOA Transfer Fee (if any):	\$250
Statement Fee:	\$50	Rush Fee for Resale Certificate:	\$100

**Please plan ahead when ordering a resale certificate or update**, by law the association has **10 business days** to provide the information once the request is received. The resale certificate is a detailed document containing significant amounts of information including lot-specific information, and takes time to compile. The association has no duty to offer "rush" service. Should the association elected offer "rush" or other expedited resale certificate processing, a fee for performing the service in an accelerated timeframe may be charged.

*Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of Association, together with obtaining an official Resale Certificate and performing a comprehensive physical inspection of the property and common areas, prior to purchase. The purpose of this certificate is to provide information sufficient for a title company to correctly identify the community and to contact its governing association. This certificate does not purport to identify every publicly recorded document affecting the property, or to report every piece of information pertinent to the property. 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.*

This certificate is filed of record in the county where the above-described project is located. It will be valid until a management certificate is filed of record or until a termination of this management certificate is filed of record, whichever is sooner.

**FRIO CAÑON COMMUNITY ASSOCIATION**

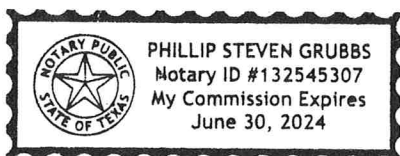
By Jack Baker  
 Printed name JACK BAKER  
 Title:      Officer    OR    Managing agent (circle one)  
 Date 11-29-21

STATE OF TEXAS

COUNTY OF Brewer

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20 21 This instrument was acknowledged before me on November 29,  
 by JACK BAKER in the above stated capacity.



Notary signature Phillip Steven Grubbs  
 Notary Public for the State of TEXAS  
 Printed name of notary Phillip STEVEN GRUBBS  
 My commission expires JUNE 30, 2024

After recording, please return to:

Niemann & Heyer LLP  
 1122 Colorado, Suite 313  
 Austin, TX 78701

**EXHIBIT A**

**1. THE FOLLOWING DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS  
RECORDED IN:**

No. 8176, Volume 66, Page 348; No. 13347, Volume 101, Page 6667; and No. 14103, Volume 102, Page 1844  
in the Real Property Records of Real County, Texas

**2. NOTICE OF DEDICATORY INSTRUMENTS RECORDED IN:**

Document No 14102, Volume 102, Page 1828 in the Official Public Records of Real County, Texas and  
Volume 1, Page 155; Volume 1, Page 156; Volume 1, Page 157; Volume 1, Page 158; Volume 1, Page 159;  
Volume 1, Page 160; Volume 1, Page 174; Volume 1, Page 184; Volume 1, Page 187; Volume 1, Page E 0-  
191; Volume 1, Page 193; and Volume 1, Page 194 of the Official Plat records of Real County, Texas.

**3. THE FOLLOWING AMENDMENT(S), IF ANY, TO THE DECLARATION OF COVENANTS,  
CONDITIONS AND RESTRICTIONS RECORDED IN:**

Document Nos. 10125, Volume 82, Page 702; 10533, Volume 86, Page 182; and 17276, Volume 104, Page  
4204 in the Official Public Records of Real County, Texas

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS  
On: 12/8/2021 3:02:40 PM

Document Number: 00000018304  
Amount: \$34.00

STATE OF TEXAS      COUNTY OF REAL

I hereby certify that this instrument was  
FILED on this date and time stamped hereon  
by me and was duly RECORDED in the  
OFFICIAL PUBLIC RECORDS OF REAL  
COUNTY, TEXAS in the volume and page  
shown.

D Ann Green, County Clerk  
Real County, Texas

By:   
Deputy

Any provisions herein which restricts the sale,  
rental or use of the described real property  
because of color or race is invalid and  
unenforceable under Federal law.