

**MANAGEMENT CERTIFICATE FOR  
LOOKOUT CANYON CREEK HOMEOWNERS ASSOCIATION  
BEXAR COUNTY**

STATE OF TEXAS     §  
COUNTY OF BEXAR   §

1. Name of Subdivision: Lookout Canyon Creek
2. Name of Association: Lookout Canyon Creek Homeowners Association, Inc.
3. Recording Data for Subdivision: See Exhibit "A"
4. Recording Data for Declaration: See Exhibit "A"
5. Name and mailing address of Association: Lookout Canyon Creek Homeowners Association, Inc.  
3424 Paesanos Parkway, Suite 100, San Antonio, TX 78231.
6. The Association's designated representative is: FirstService Residential San Antonio, LLC, 3424  
Paesanos Parkway, Suite 100, San Antonio, TX 78231; 210-829-7202 Office; 210-829-5207 Fax.  
Email: [sanantonio@fsresidential.com](mailto:sanantonio@fsresidential.com)  
Community Website: <https://lookoutcanyoncreekhoa.connectresident.com/>
7. Resales Disclosure Package: **\$375.00**  
**Homeowner Setup/ Unit Transfer Fee:** There is a transfer fee in the amount of **\$275.00** collected  
at closing from the buyer.
8. Other information the Association considers appropriate for the governing, administration or  
operation of the subdivision and Association: See Exhibit "A"

***Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the Lookout Canyon Creek Homeowners Association, inspection of the property and common areas, prior to purchase. This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision. No person should rely on this Management Certificate for anything other than for identifying and contacting the Association.***

**LOOKOUT CANYON CREEK HOMEOWNERS ASSOCIATION**

By: Kristie Rose-Zapp

Print Name: Kristie Rose-Zapp

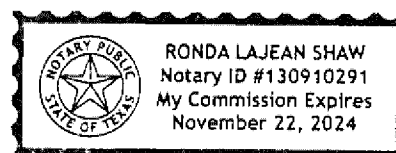
Print Title: Managing Agent

STATE OF TEXAS     §  
COUNTY OF BEXAR   §

This instrument was acknowledged and signed before me on this the 15<sup>th</sup> day of December, 2022  
by Kristie Rose-Zapp, the managing agent of the Lookout Canyon Creek Homeowners Association, on behalf  
of the Association.

Ronda Lajeau Shaw  
Notary Public – State of Texas

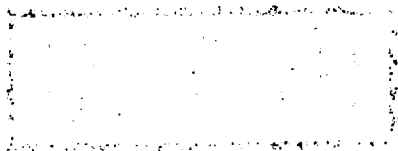
**After Recording Return To:**  
FirstService Residential San Antonio, LLC  
3424 Paesanos Parkway, Suite 100  
San Antonio, TX 78231



**EXHIBIT "A"**

**Lookout Canyon Creek Homeowners Association**, a subdivision located in Bexar County, Texas, and any other subdivisions which have been or may be subsequently annexed thereto and made subject to the authority of the Lookout Canyon Creek Homeowners Association, Inc. which sections were originally encumbered by dedicatory instruments filed of record in Bexar County, Texas as follows:

<b>Recording Date</b>	<b>Filed Document</b>	<b>Recording Information</b>
04/14/2001	Declaration of Covenants, Conditions and Restrictions	2001-0061903
06/27/2001	Article of Incorporation and Bylaws	2001-0108992
08/15/2001	Certificate of Annexation Unit 5B Phase II	20010143856
02/04/2002	Certificate of Annexation Unit 5B Phase III	20020254783
12/23/2002	Certificate of Annexation Unit 5B Phase IV	20020494845
03/29/2004	Certificate of Annexation Unit 5B Phase II	20040065183
06/30/2004	Certificate of Annexation Unit 6A Phase 1 & II	20040147595
09/27/2004	Certificate of Annexation Unit 5B Phase VI & VII	20040222491-1
07/19/2007	First Amendment to Bylaws	20070368622
11/21/2011	Records Productions and Copying Policy Resolution	20110207121
11/21/2011	Retention Policy-Resolution	20110207123
11/21/2011	Payment Plan Guidelines-Resolution	20110207122
12/26/2012	Second Amendment to Bylaws	20120211081
08/09/2013	Resolution Collection Policy	20130166529
04/12/2019	Resolution Fine & Towing Policy	20190066577
06/09/2020	Third Amendment to Bylaws	20200121448
03/30/2021	Resolution ACC Fencing composition	20210083238
01/20/2022	209 Hearing Policy	20220015219
01/20/2022	Security Measures Policy	20220015218
01/20/2022	Display of Religious Items Policy	20220015216
01/20/2022	Bid Solicitation Policy	20220015217
12/01/2022	Parking and Storage of commercial Vehicles, Recreational Vehicles and Trailers	20220278179



**File Information**

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

**Document Number:** 20220288117  
**Recorded Date:** December 16, 2022  
**Recorded Time:** 8:48 AM  
**Total Pages:** 3  
**Total Fees:** \$30.00

**\*\* 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: 12/16/2022 8:48 AM



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