

**MANAGEMENT CERTIFICATE FOR  
LOOKOUT CANYON PROPERTY OWNERS ASSOCIATION  
BEXAR COUNTY**

STATE OF TEXAS     §  
COUNTY OF BEXAR   §

1. Name of Subdivision: Lookout Canyon
2. Name of Association: Lookout Canyon Property Owners 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 Property Owners 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://LookoutCanyonPOA.connectresident.com>
7. Resales Disclosure Package: **\$375.00**  
**Homeowner Setup/ Unit Transfer Fee:** There is a transfer fee in the amount of **\$295.00** 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 Property Owners 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 PROPERTY OWNERS ASSOCIATION**

By: Kristie Rose-Zapp

Print Name: Kristie Rose-Zapp

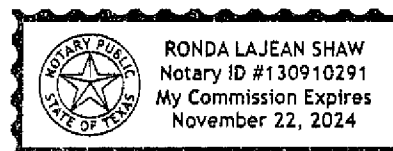
Print Title: Managing Agent

STATE OF TEXAS     §  
COUNTY OF BEXAR   §

This instrument was acknowledged and signed before me on this the 24th day of January, 2023  
by Kristie Rose-Zapp, the managing agent of the Lookout Canyon Property Owners Association, on behalf of  
the Association.

Ronda L. 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 Property Owners 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 Property Owners Association, Inc. which sections were originally encumbered by dedicatory instruments filed of record in Bexar County, Texas as follows:

Recording Date	Filed Document	Recording Information
10/30/2000	Plat	184356
12/06/2000	Plat	206748
12/06/2000	Plat	206747
02/01/2001	Plat	16591
02/01/2001	Plat	16590
02/01/2001	Plat	16589
02/01/2001	Plat	16588
02/01/2001	Plat	16587
02/01/2001	Plat	16586
02/16/2001	Plat	25552
10/03/2001	Plat	20010175402
11/30/2001	Plat	20010209953
11/30/2001	Plat	20010209952
11/30/2001	Plat	20010209951
11/30/2001	Plat	20010209950
11/30/2001	Plat	20010209949
11/30/2001	Plat	20010209948
11/30/2001	Plat	20010209947
11/30/2001	Plat	20010209946
7/11/2002	Plat	20020368977
10/22/2002	Plat	20020446146
04/24/2003	Plat	20030099874
07/15/2003	Plat	2003177292
07/15/2003	Plat	2003177293
12/05/2003	Plat	20030314905
02/26/2004	Plat	20040040041
04/01/2004	Plat	20040068157

04/01/2004	Plat	20040068158
09/03/2004	Plat	20040205061
01/07/2005	Plat	2005005629
06/01/2005	Plat	20050119465
05/04/2005	Annexation of DCCR Commercial Tracts	20050097088
02/14/2006	Master DCCR	20060034167
12/11/2012	Bylaws Certificate of Merger, Certificate of Formation, Collection Policy Payment Plan, Document Retention Policy, Records Production and Copying Policy	20120242299
8/24/2012	Amended & Restated Master DCCR	20120163789
1/23/2013	Collection Policy, Payment Plan Policy, Document Retention Policy, Records Production and Copying Policy	20130014277
09/30/2013	3 <sup>rd</sup> Amendment for Lookout Canyon, Collection Policy, Violation Policy, Record Retention Policy, Records Inspection, Payment Plan Policy, Email Registration, Membership Voting, Guidelines for Drought Resistant Landscaping & Natural Turf, Conflict of Interest Policy, Guidelines for Flag Display, Religious Items Display Policy, Solar Energy Devices, Roofing Material, Rainwater Collection & Application of Payments Policy	20130204699
01/22/2016	Resolutions Electronic and Telephonic Action Policy and the Payment Plan Policy	20160021908
6/27/2018	Billing Policy and Payment Plan Guidelines	20180124003

**File Information**

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

**Document Number:** 20230014059  
**Recorded Date:** January 26, 2023  
**Recorded Time:** 1:42 PM  
**Total Pages:** 4  
**Total Fees:** \$34.00

**\*\* 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: 1/26/2023 1:42 PM



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