

**MANAGEMENT CERTIFICATE  
FOR THE  
CEDAR POINT OWNERS' ASSOCIATION, INC.  
BEXAR COUNTY, TEXAS  
(TEXAS PROPERTY CODE SECTION 209.004)**

**NAME OF SUBDIVISION:**

Cedar Point

**NAME OF ASSOCIATION:**

Cedar Point Owners' Association, Inc.

**MAILING ADDRESS OF ASSOCIATION:**

Cedar Point Owners' Association, Inc.  
c/o Hill Country Homeowners Association, Inc.  
11844 Bandera Road, #466  
Helotes, Texas 78023

**SUBDIVISION RECORDING DATA:**

- Plat – Volume 9528, Page 21

**RECORDING DATA OF DEDICATORY INSTRUMENTS:**

- 1993 Declaration – Volume 5897, Page 1382
- 1993 Amended Declaration of Use Restrictions - Volume 1587, Page 1390
- 2010 Bylaws - Document No. 20100211859
- 2011 Records Production and Copying Policy - Volume 15278, Page 2234
- 2011 Document Retention Policy - Volume 15278, Page 2232
- 2011 Payment Plan Policy - Volume 15278, Page 2229

**PROPERTY MANAGER CONTACT INFORMATION:**

Name: Hill Country Homeowners Association Management  
c/o Melissa Gentry  
Phone Number: 800-998-6721  
Mailing Address: 11844 Bandera Road, #466, Helotes, Texas 78023  
E-mail Address: [Contactus@hillcountryhomeowners.com](mailto:Contactus@hillcountryhomeowners.com)

**ASSOCIATION'S WEBSITE:**

[www.hillcountryhomeowners.com](http://www.hillcountryhomeowners.com)

**PROPERTY TRANSFER FEES:**

- Resale Certificates (Tex. P. Code 207.003 compliant):
  - First Request: \$375.00
  - Second Request: \$75.00
- Transfer Fees: \$250.00
- Additional products and documents available at [www.HomeWiseDocs.com](http://www.HomeWiseDocs.com).

**OTHER INFORMATION:**

Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other dedicatory instruments of the Association, together with obtaining an official Resale Certificate and performing a comprehensive physical inspection of the lot/home and common areas, prior to purchase. The purpose of this Management Certificate is to comply with Section 209.004 of the Texas Property Code and to provide information sufficient for a title company to correctly identify the Subdivision and to contact its governing Association. This Management Certificate does not purport to identify every piece of information pertinent to the Subdivision. No person should rely on this Management Certificate for anything other than instructions for contacting the Association. The registered agent for the Association is on file with the Texas Secretary of State.

  
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Melissa Gentry, Managing Agent for the  
Cedar Point Owners' Association, Inc.

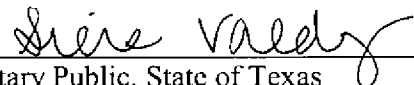
STATE OF TEXAS §

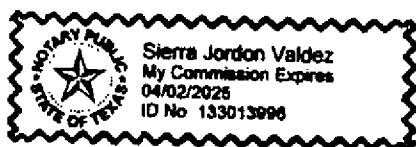
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COUNTY OF BEXAR §

Before me, the undersigned authority, on this day personally appeared Melissa Gentry, Managing Agent for the Cedar Point Owners' Association, Inc., a Texas nonprofit corporation, known to be the person and officer whose name is subscribed to the foregoing Management Certificate and acknowledged to me that he/she had executed the same as the act of said corporation for the purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this 16<sup>th</sup> day of November, 2022.

  
\_\_\_\_\_  
Notary Public, State of Texas



**File Information**

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

**Document Number:** 20220269712  
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**\*\* 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: 11/16/2022 3:32 PM



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