

**MANAGEMENT CERTIFICATE  
OF  
WEST CANYON TRAILS RESIDENTIAL COMMUNITY, INC.**

The undersigned, being an officer of West Canyon Trails Residential Community, Inc. (the “**Association**”), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: West Canyon Trails.
2. The name of the Association: West Canyon Trails Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property situated in Bell County, Texas, more particularly described in: (i) that certain Declaration of Covenants, Conditions and Restrictions for West Canyon Trails, recorded under Instrument No. 2020055184, Real Property Records of Bell County, Texas (the “**Declaration**”); (ii) that certain Notice of Addition of Land to West Canyon Trails, recorded under Instrument No. 2022036784, in the Real Property Records of Bell County, Texas; and (iii) any other portion of property made subject to the Declaration by the recordation of a notice of addition to land.
4. The recording data for the Declaration and any amendments and/or supplements thereto: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the Association: West Canyon Trails Residential Community, Inc., c/o Colby Property Management, Attn.: Glen Colby, 205 Paloma Drive, Temple, Texas 76502.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	West Canyon Trails Residential Community, Inc., c/o Colby Property Management
Attn.:	Glen Colby
Mailing Address:	205 Paloma Drive, Temple, Texas 76502
Telephone Number:	254-760-0665
Email Address:	Manager@ColbyHOA.com
7. Website to access the Association’s dedicatory instruments:  
www.WCTHOA.com

8. Amount and description of fees related to property transfer in the subdivision:

The Association fees are in the following amounts:

Working Capital Assessment - \$100.00

Transfer Fee - \$165.00

Resale Certificate Fee - \$285.00

The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

EXECUTED to be effective on the date this instrument is Recorded.

*[SIGNATURE PAGE FOLLOWS]*

**WEST CANYON TRAILS  
RESIDENTIAL COMMUNITY, INC.,**  
a Texas nonprofit corporation

By: [Signature]  
Name: Lina Chbey  
Title: owner

THE STATE OF TEXAS

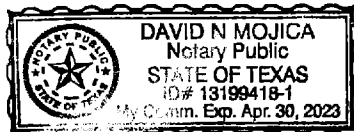
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COUNTY OF BELL

§

This instrument was acknowledged before me on 26 day of MAY, 2022,  
by LINA CHTAY, the OWNER of West  
Canyon Trails Residential Community, Inc., a Texas nonprofit corporation, on behalf of said  
nonprofit corporation.

[SEAL]



[Signature]  
Notary Public Signature

**AFTER RECORDING RETURN TO:**

Robert D. Burton, Esq.  
Winstead PC  
401 Congress Avenue, Suite 2100  
Austin, Texas 78701  
Email: [rburton@winstead.com](mailto:rburton@winstead.com)

SIGNATURE PAGE  
MANAGEMENT CERTIFICATE  
WEST CANYON TRAILS RESIDENTIAL COMMUNITY, INC.

**ATTACHMENT 1****RECORDING DATA FOR THE  
DECLARATION AND RELATED DOCUMENTS**

1. Declaration of Covenants, Conditions and Restrictions for West Canyon Trails, recorded as Instrument No. 2020055184, Real Property Records of Bell County, Texas.
2. West Canyon Trails Community Manual, recorded as Instrument No. 2020055252, Real Property Records of Bell County, Texas.
3. Plan Approval West Canyon Trails, recorded as Instrument No. 2020055251, Real Property Records of Bell County, Texas.
4. West Canyon Trails Notice of Exemption of Assessments, recorded as Instrument No. 2020055250, Real Property Records of Bell County, Texas.
5. Notice of Plat Recordation for West Canyon Trails, recorded as Instrument No. 2022036184, Real Property Records of Bell County, Texas.
6. Notice of Addition of Land to West Canyon Trails, recorded as Instrument No. 2022036784, Real Property Records of Bell County, Texas.

ATTACHMENT 1

MANAGEMENT CERTIFICATE

WEST CANYON TRAILS RESIDENTIAL COMMUNITY, INC.



**Bell County  
Shelley Coston  
County Clerk  
Belton, Texas 76513**

**Instrument Number: 2022036836**

As

**CERTIFICATE**

**Recorded On:** June 09, 2022

**Parties:** WEST CANYON TRAILS RESIDENTIAL COMMUNITY INC

**To** WEST CANYON TRAILS

**Comment:**

**Billable Pages: 4**

**Number of Pages: 5**

( Parties listed above are for Clerks' reference only )

**\*\* Examined and Charged as Follows \*\***

CLERKS RMF:	\$5.00
COURT HOUSE SECURITY:	\$1.00
RECORDING:	\$17.00
<b>Total Fees:</b>	<b>\$23.00</b>

**\*\*\*\*\* DO NOT REMOVE. THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\***

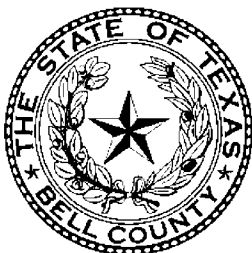
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

**File Information**

Instrument Number: 2022036836  
Receipt Number: 285132  
Recorded Date/Time: 06/09/2022 11:16:25 AM  
User / Station: busbyas - BCCCD0735

**Record and Return To:**

Winstead PC - Austin  
401 CONGRESS AVENUE, SUITE 2100  
AUSTIN, TX 78701



I hereby certify that this instrument was filed on the date and time stamped hereon and was duly recorded in the Real Property Records in Bell County, Texas

Shelley Coston  
Bell County Clerk