

PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE
for
CANTERA HILLS HOMEOWNERS ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
 COUNTY OF BEXAR §

The undersigned, BARBARA KANUTE, President of Cantera Hills Homeowners Association, Inc., a nonprofit corporation (the "Association") organized and existing under the laws of the State of Texas, submits the following information pursuant to TEX. PROP. CODE § 209.004 which supersedes any prior Management Certificate filed by the Association:

1. Name of the Subdivision: Cantera Hills
2. Name of Association: Cantera Hills Homeowners Association, Inc.
3. Recording Data for the Subdivision: Deed and Plat Records of Bexar County, Texas

Subdivision Name / Unit Number	Document Number	Volume	Page
Subdivision Plat of Cantera Hills, Unit-1 (Enclave)	20170158153	9719	157
	20170158154	9719	158
	20170158155	9719	159
	20170158156	9719	160
	20170158157	9719	161
	20170158158	9719	162
	20170158159	9719	163
	20170158160	9719	164
Subdivision Plat of Cantera Hills Unit-1A (Enclave)	20210138030	20002	701
	20210138031	20002	702
Subdivision Plat of Cantera Hills, Unit-2 (Enclave)	20200283508	20002	107
	20200283509	20002	108
	20200283510	20002	109
	20200283511	20002	110
	20200283512	20002	111
Subdivision Plat of Cantera Hills – Unit 3, Enclave	20220197427	20002	2147
	20220197428	20002	2148
	20220197429	20002	2149
	20220197430	20002	2150
Amending Plat of Cantera Hills-Unit 3, Enclave [Lot 20, 21, Block 5]	20230043131	20003	225
	20230043132	20003	226
Subdivision Plat of Cantera Hills Unit-4A (Enclave)	20230059538	20003	294
	20230059539	20003	295

4. Recording Data for the Declaration, Amendments, Articles, Bylaws and Policies as of the date hereof: Recorded in the Official Public Records of Bexar County, Texas

Covenants, Conditions, and Restrictions	Document Number	Volume	Page
Cantera Hills, Unit-1 Declaration of Covenants, Conditions, Easements and Restrictions	20170180485	18734	583
Certificate of Annexation and Supplemental Declaration for Cantera Hills, Unit-2	20200305614		
Certificate of Annexation and Supplemental Declaration for Cantera Hills Unit-1A	20210163667		
Certificate of Annexation and Supplemental Declaration for Cantera Hills – Unit 3	20220210326		
Certificate of Annexation and Supplemental Declaration for Cantera Hills Unit-4A (Enclave)	20230196050		
Articles and Bylaws	Document Number	Volume	Page
Certificate of Secretary of Cantera Hills Homeowners Association, Inc., with attached: Exhibit A – Bylaws of Cantera Hills Homeowners Association, Inc.; and Exhibit B – Certificate of Formation for Cantera Hills Unit 1, Ltd.	20180039078	19015	1947
Affidavit in Compliance with TEX. PROP. CODE § 202.006, with attached: Certificate of Formation for Cantera Hills Homeowners Association, Inc.	20210360473		
Policies, Resolutions, and Guidelines	Document Number	Volume	Page
Cantera Hills Homeowners Association, Inc. Document Retention, Access, Product and Copying Policy	20180034905	19005	426
Affidavit in Compliance with TEX. PROP. CODE § 202.006 with attached: Cantera Hills Homeowners Association, Inc. Resolution Adopting Policies: Collection and Payment Plan Policy, Board Hearing Policy, Religious Display Policy, Security Measures Policy, and Association Contracts and Solicitation of Bids Policy	20210360473		
Affidavit in Compliance with TEX. PROP. CODE § 202.006 with attached: Cantera Hills Homeowners Association, Inc. Resolution Adopting Initial Late Fee; Resolution Adopting Policies: Collection and Payment Plan Policy, Holiday Display Policy, Flag Display Policy, Generators Policy, Rainwater Recovery Systems Policy, Solar Energy Devices Policy, Swimming Pool Enclosures Policy, and Fine Policy	20240113214		

Affidavit in Compliance with TEX. PROP. CODE § 202.006 with attached: Cantera Hills Homeowners Association, Inc. Resolution Adopting Policies: Collection and Payment Plan Policy, Holiday Display Policy, Flag Display Policy, Generators Policy, Rainwater Recovery Systems Policy, Solar Energy Devices Policy, Swimming Pool Enclosures Policy, and Fine Policy [being re-recorded to correct the Fine Policy] with attached: Corrected Fine Policy	20240156171		
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5. Association Fees Related to Property Transfer:

Statement of Account with Resale/Disclosure Documents	\$375.00
CiraConnect Processing Charge	\$ 59.00
Conveyance Processing Fee (Due at Time of Closing)	\$325.00
Working Capital Assessment (Due from Purchaser at Time of Closing)	\$500.00

6. Mailing Address for the Association:

Cantera Hills Homeowners Association, Inc.
 PO Box 803555
 Dallas, Texas 75380-3555

7. Association Management or Representative and Contact Information:

RealManage
 PO Box 803555
 Dallas, Texas 75380-3555
 866-473-2573 Phone
 866-919-5696 Fax
 CANTERA@CiraMail.com

8. Association Website:
 www.ciranet.com

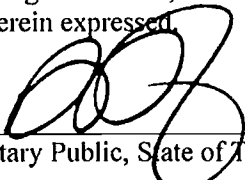
Executed on this 30 day of August 2024.

CANTERA HILLS HOMEOWNERS ASSOCIATION, INC.

By: 
 BARBARA KANUTE, President

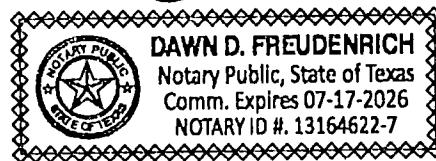
STATE OF TEXAS §
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BEFORE ME, the undersigned notary public, on this 30 day of August 2024, personally appeared BARBARA KANUTE, President of CANTERA HILLS HOMEOWNERS ASSOCIATION, INC., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and in the capacity therein expressed.



Notary Public, State of Texas

AFTER RECORDING, RETURN TO:
Michael B. Thurman
THURMAN & PHILLIPS, P.C.
4093 De Zavala Road
Shavano Park, Texas 78249
Phone: (210) 341-2020



File Information

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

Document Number: 20240160491
Recorded Date: September 03, 2024
Recorded Time: 11:17 AM
Total Pages: 5
Total Fees: \$37.00

**** 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: 9/3/2024 11:17 AM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk