

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

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THE STATE OF TEXAS       §  
   §  
 COUNTY OF BEXAR         §

The undersigned, CAROLYN THACKER, the Director of Community Association Management – San Antonio for RealManage, the Managing Agent for 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	Volume	Page
Subdivision Plat of Cantera Hills, Unit-1 (Enclave)	9719	157-164
Subdivision Plat of Cantera Hills Unit-1A (Enclave)	20002	701-702
Subdivision Plat of Cantera Hills, Unit-2 (Enclave)	20002	107-111

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		
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		
<b>Policies, Resolutions, and Guidelines</b>	<b>Document Number</b>	<b>Volume</b>	<b>Page</b>
Cantera Hills Homeowners Association, Inc. Collection Policy and Payment Plan Guidelines	20180034904	19005	419
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		

5. Association Fees Related to Property Transfer:

Resale Certificate Fee	\$200.00
Transfer Fee Due at Time of Closing	\$200.00
Working Capital Assessment:	\$500.00 (Due from Purchaser at time of Closing)

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:

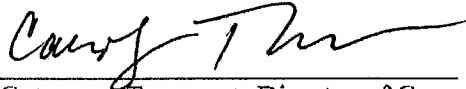
RealManage  
PO Box 803555  
Dallas, Texas 75380-3555  
866-473-2573 Phone  
866-919-5696 Fax  
CANTERA@CiraMail.com

8. Association Website:  
www.ciranet.com

Executed on this 18 day of January, 2022.

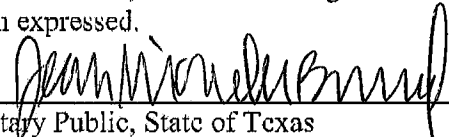
CANTERA HILLS HOMEOWNERS ASSOCIATION, INC.

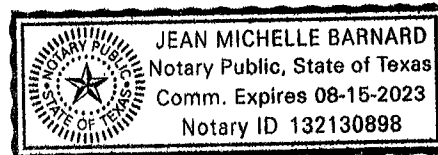
By: REALMANAGE

By:   
CAROLYN THACKER, Director of Community  
Community Association Management –  
San Antonio  
RealManage, Managing Agent

STATE OF TEXAS       §  
                                     §  
COUNTY OF BEXAR   §

BEFORE ME, the undersigned notary public, on this 18 day of January 2022, personally appeared CAROLYN THACKER, Director of Community Association Management San Antonio of RealManage, the Managing Agent for 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:** 20220023748  
**Recorded Date:** January 28, 2022  
**Recorded Time:** 3:16 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: 1/28/2022 3:16 PM



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