

PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE
for
CANYON SPRINGS HOMEOWNERS ASSOCIATION

THE STATE OF TEXAS §
 §
 COUNTY OF BEXAR §

The undersigned, on behalf of Alamo Management Group, the Managing Agent for Canyon Springs Homeowners Association, a non-profit corporation ("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: Canyon Springs
2. Name of Association: Canyon Springs Homeowners Association
3. Recording Data for the Subdivision: Deed and Plat Records of Bexar County, Texas

Subdivision Name / Unit Number	Document Number	Volume	Page
Property described by metes and bounds legal description in Declaration of Restrictive Covenants and Conditions for Canyon Springs Residential Units and Providing for Canyon Springs Homeowners Association	98-0186054	7677	1350
The Boulders at Canyon Spring Unit 1 (Enclave Subdivision)		9576	40
Boulders at Canyon Springs, Unit 2 (Enclave)		9709	90-91
Canyon Springs Unit-4A (P.U.D.)		9542	50-53
Canyon Springs Unit-4B (P.U.D.)		9548	196
Canyon Springs Unit-4C (P.U.D.)		9542	54
Canyon Springs Unit-4D (P.U.D.)		9546	14
Canyon Springs Unit-4E (P.U.D.)		9546	154
Canyon Springs Subdivision Unit-5A (Planned Unit Development)		9543	106
Canyon Springs Subdivision Unit-5B (Planned Unit Development)		9546	25
The Links at Canyon Springs, Unit-1 (Planned Unit Development)		9559	86-88
Canyon Springs Unit-11A (Planned Unit Development)		9565	161-169
Canyon Springs Unit-11B, Planned Unit Development (known as Reserve at Canyon Springs)		9578	202-211
San Miguel Subdivision, Unit-1 (Planned Unit Development)		9561	31-32
The Villas at Canyon Springs (Planned Unit Development)		9561	224-225

The Links at Canyon Springs, Unit-2 (Planned Unit Development)		9563	51-52
The Links at Canyon Springs, Unit-3 (Planned Unit Development)		9566	62
The Enclave at Canyon Springs, Unit-1		9569	171-174
The Enclave at Canyon Springs, Unit-2		9570	215-216
The Bluffs at Canyon Springs		9575	116-117
Lot 44, Block 22, Boulders at Canyon Springs, Unit 2 (Enclave)		9709	90-91
Amending Plat – Boulders at Canyon Springs, Unit 2 (Enclave)		9718	152
Canyon Springs Cove (Planned Unit Development)		9561	148-150

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

Covenants, Conditions, and Restrictions	Document Number	Volume	Page
Master Residential Declaration			
Declaration of Restrictive Covenants and Conditions for Canyon Springs Residential Units and Providing for Canyon Springs Homeowners Association	98-0186054	7677	1350
First Amendment to Declaration of Restrictive Covenants and Conditions for Canyon Springs Residential Units and Providing for Canyon Springs Homeowners Association	20040185709	10914	1870
Second Amendment to Declaration of Restrictive Covenants and Conditions for Canyon Springs Residential Units and Providing for Canyon Springs Homeowners Association	20050063302	11295	1735
Third Amendment to Declaration of Restrictive Covenants and Conditions for Canyon Springs Residential Units and Providing for Canyon Springs Homeowners Association	20050063303	11295	1740
Fourth Amendment to Declaration of Restrictive Covenants and Conditions for Canyon Springs Residential Units and Providing for Canyon Springs Homeowners Association	20050063304	11295	1744
Fifth Amendment to Declaration of Restrictive Covenants and Conditions for Canyon Springs Residential Units and Providing for Canyon Springs Homeowners Association	20050193192	11596	1678
Sixth Amendment to Declaration of Restrictive Covenants and Conditions for Canyon Springs Residential Units and Providing for Canyon Springs Homeowners Association	20080111661	13512	1596

Affidavit in Compliance with Tex. Prop. Code § 202.006 with attached: Canyon Springs Homeowners Association Resolution Adopting Seventh Amendment to the Declaration	20190011950		
Supplemental Declarations			
Canyon Springs Unit 4C, Phase A-8 Supplemental Declaration of Restrictive Covenants and Conditions for Canyon Springs Unit 4C, Phase A-8	98-0227612	7761	905
Canyon Springs Unit 4C First Amendment to Supplemental Declaration of Restrictive Covenants and Conditions for Canyon Springs Unit 4C, Planned Unit Development	20030114094	10004	1818
Canyon Springs Unit 4A, Phase A8 Supplemental Declaration of Restrictive Covenants and Conditions for Canyon Springs Unit 4A, Phase A8	98-0227613	7761	930
Canyon Springs Unit 4A, Phase A9 Supplemental Declaration of Restrictive Covenants and Conditions for Canyon Springs Unit 4A, Phase A9	98-0227614	7761	955
Canyon Springs Unit 5A Supplemental Declaration of Restrictive Covenants and Conditions for Canyon Springs Unit 5A, Planned Unit Development	99-0166521	8115	994
Canyon Springs Unit 4D Supplemental Declaration of Restrictive Covenants and Conditions for Canyon Springs Unit 4B and Annexation to Canyon Springs Homeowners Association	2000-0013394	8286	1086
Canyon Springs Unit 4E Supplemental Declaration of Restrictive Covenants and Conditions for Canyon Springs Unit 4B and Annexation to Canyon Springs Homeowners Association	2000-0041942	8344	733
Canyon Springs Unit 4B Supplemental Declaration of Restrictive Covenants and Conditions for Canyon Springs Unit 4B and Annexation to Canyon Springs Homeowners Association	2000-0209078	8671	1430
Canyon Springs Unit 4B First Amendment to Supplemental Declaration of Restrictive Covenants and Conditions for Canyon Springs Unit 4B, Planned Unit Development	2001-0039076	8767	696
The Links at Canyon Springs, Unit-1 Supplemental Declaration of Restrictive Covenants and Conditions for The Links at Canyon Springs Unit-1, Planned Unit Development	20030331551	10493	2068
Canyon Springs Cove	20040129639	10792	764

Supplemental Declaration of Restrictive Covenants and Conditions for Canyon Springs Cove			
The Villas at Canyon Springs Supplemental Declaration of Restrictive Covenants and Conditions for The Villas at Canyon Springs, Planned Unit Development	20040173851	10888	275
The Links at Canyon Springs, Unit-2 Supplemental Declaration of Restrictive Covenants and Conditions for The Links at Canyon Springs, Unit-2, Planned Unit Development	20040297756	11155	1329
San Miguel at Canyon Springs, Unit 1 Certificate of Secretary of Canyon Springs Homeowners Association (Bexar County) with attached: Supplemental Declaration of Restrictive Covenants and Conditions for San Miguel at Canyon Springs, Unit 1, Planned Unit Development	20050063300	11295	1714
The Bluffs at Canyon Springs Supplemental Declaration of Restrictive Covenants and Conditions for The Bluffs at Canyon Springs	20070147413	12951	1574
Canyon Springs Unit-11A Supplemental Declaration of Restrictive Covenants and Conditions for Canyon Springs Unit-11A, Planned Unit Development	20050150534	11498	1665
The Links at Canyon Springs, Unit-3 Supplemental Declaration of Restrictive Covenants and Conditions for The Links at Canyon Springs, Unit-3, Planned Unit Development	20050298151	11844	543
The Enclave at Canyon Springs, Unit-1 Supplemental Declaration of Covenants, Conditions and Restrictions for The Enclave at Canyon Springs, Unit-1	20060102217	12100	134
The Summit at Canyon Springs Supplemental Declaration of Covenants, Conditions, and Restrictions for The Summit at Canyon Springs	20060199268	12334	1329
The Enclave at Canyon Springs, Unit-2 Supplemental Declaration of Restrictive Covenants and Conditions for The Enclave at Canyon Springs, Unit-2	20060284560	12536	1715
Boulders at Canyon Springs Phase 1 Supplemental Declaration of Covenants, Conditions and Restrictions The Boulders at Canyon Springs Phase 1	20070248531	13178	1426
Canyon Sprints Unit-11B (known as Reserve at Canyon Springs) Supplemental Declaration of Covenants and Conditions for Canyon Springs Unit-11B	20070255696	13193	717
Canyon Springs Unit-5B Supplemental Declaration of Covenants and Conditions for Canyon Springs Unit-5B and	20120034938	15369	724

Annexation to Canyon Springs Homeowners Association			
Canyon Springs Homeowners Association Dedication and Adoption of Declaration and Membership in a Homeowners Association [Lot 44, Block 22, Boulders at Canyon Springs, Unit 2 (Enclave)]	201902057200		
Canyon Springs Homeowners Association Dedication and Adoption of Declaration and Membership in a Homeowners Association [Lot 45, Block 22, County Block 4848, Boulders at Canyon Springs, Unit 2 (Enclave)]	20190257199		
Boulders at Canyon Springs, Unit 2 (Enclave) Certificate of Annexation to Declaration of Restrictive Covenants and Conditions for Canyon Springs Homeowners Association [Annexing Boulders at Canyon Springs, Unit 2 (Enclave)]	20190263881		
Articles and Bylaws	Document Number	Volume	Page
Certificate of Secretary of Canyon Springs Homeowners Association, Inc., with attached By-Laws of Canyon Springs Homeowners Association (Exhibit "A"); and Articles of Incorporation of Canyon Springs Homeowners Association (Exhibit "B")	2001-0108979	8943	1332
First Amendment to the Bylaws of the Canyon Springs Homeowners Association	20090060004	13927	2176
Notice of Filing of Dedicatory Instruments of Canyon Springs Homeowners Association, Inc. with attached: Articles of Incorporation of Canyon Springs Homeowners Association By-Laws of Canyon Springs Homeowners Association	20120034938	15369	724
Affidavit in Compliance with Tex. Prop. Code § 202.006 with attached: Canyon Springs Homeowners Association Resolution Adopting Second Amendment to the Bylaws	20200220718		
Policies, Rules, Resolutions, and Guidelines	Document Number	Volume	Page
Certification regarding: Resolution of the Board of Directors of the Canyon Springs Homeowners Association Parking, Use of Private Streets and Right-of-Ways Regulations	20060286757	12541	365
Canyon Springs Garbage Container Regulations	20070025269	12669	1881
The Canyon Springs Deed Restriction Enforcement and Schedule of Fines Policy	20090005783	13818	2417
Policy Re: Conduct of Meetings of the Canyon Springs Homeowners Association	20090232303	14277	1822

Resolution of the Board of Directors of Canyon Springs Homeowners Association, Inc. Regarding Payment Plan Guidelines; and Resolution of the Board of Directors of Canyon Springs Homeowners Association, Inc., Regarding Records Retention Policy & Records Production and Copying Policy	20120034926	15369	646
Notice of Filing of Dedicatory Instruments of Canyon Springs Homeowners Association, Inc., with attached: Pool Build MC Guideline Checklist; Outbuilding Application Guidelines; Canyon Springs Homeowners Association Open House Rules; and Canyon Springs Swim Season Rules & Use Guidelines	20120034938	15369	724
Canyon Springs Homeowners Association Leasing Policy	20120034957	15369	1004
Notice of Filing of Dedicatory Instruments of Canyon Springs Homeowners Association, Inc. [Cabana Area Licensing – Rules and Regulations]	20130172599	16292	2189
Resolution of the Board of Directors of Canyon Springs Homeowners Association, Inc., Adopting Xeriscape Standards	20140045477	16598	2127
Affidavit in Compliance with Section 202.006 of the Texas Property Code, with attached: Canyon Springs Homeowners Association Sign Policy	20170024682	18347	1247
Affidavit in Compliance with Section 202.006 of the Texas Property Code, with attached: Canyon Springs Homeowners Association Construction Rules and Regulations Builder Acknowledgment and Acceptance	20180069378		
Affidavit in Compliance with Tex. Prop. Code § 202.006 with attached: Canyon Springs Homeowners Association Resolution Adopting Swim Season Rules & Use Guidelines, Open House Rules (8/7/18), Open House Permission Request Form, and Pool Build MC Guidelines Check List	20190178123		
Affidavit in Compliance with Tex. Prop. Code § 202.006 with attached: Canyon Springs Homeowners Association Resolution Adopting Onsite Camera Policy	20190051655		
Affidavit in Compliance with Tex. Prop. Code § 202.006 with attached: Canyon Springs Homeowners Association Resolution Adopting Damage Recovery Policy	20190118426		
Affidavit in Compliance with Tex. Prop. Code § 202.006 with attached: Canyon Springs Homeowners Association Area Representative Committee Charter	20190178125		

Landscaping Committee Charter Social Committee Charter			
Affidavit in Compliance with Tex. Prop. Code § 202.006 with attached: Canyon Springs Homeowners Association Resolution Adopting Landscape Committee Charter	20200204470		
Affidavit in Compliance with Tex. Prop. Code § 202.006 with attached: Canyon Springs Homeowners Association Investment Policy	20200218924		
Affidavit in Compliance with Tex. Prop. Code § 202.006 with attached: Canyon Springs Homeowners Association Resolution Adopting: Collection and Payment Plan Policy; Board Hearing Policy; Religious Display Policy; and Security Measures Policy	20210302168		

5. Association Fees Relating to Property Transfer:

Resale Certificate Fee: \$250.00
Transfer Fee Due at Time of Closing: \$250.00

6. Mailing Address for the Association:

Canyon Springs Homeowners Association
2611 N. Loop 1604 W, Suite 100
San Antonio, Texas 78258

7. Association Management or Representative and Contact Information:

Alamo Management Group
2611 N. Loop 1604 W, Suite 100
San Antonio, Texas 78258
210-485-4088 Phone
info@alamomg.com

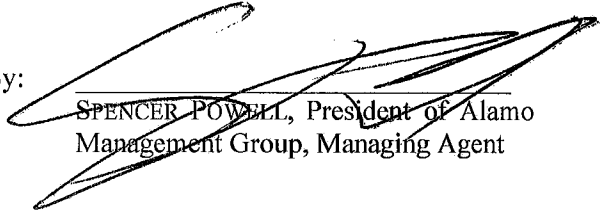
8. Association Website:

alamomanagementgroup.com

Executed on this 30 day of November, 2021.

CANYON SPRINGS HOMEOWNERS ASSOCIATION

By:


SPENCER POWELL, President of Alamo
Management Group, Managing Agent

STATE OF TEXAS

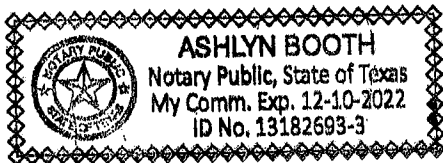
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COUNTY OF BEXAR

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BEFORE ME, the undersigned notary public, on this 30 day of November, 2021, personally appeared SPENCER POWELL, President of Alamo Management Group, the Managing Agent of CANYON SPRINGS HOMEOWNERS ASSOCIATION, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he 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**

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**** THIS PAGE IS PART OF THE DOCUMENT ****

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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: 12/1/2021 10:52 AM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk