

**Canyon Springs Resort Property Owners' Association Inc.  
MANAGEMENT CERTIFICATE**

The following information is provided pursuant to Section 209.004, Texas Property Code.

**1. Subdivision Name:** Canyon Springs Resort

**2. Association Name:** Canyon Springs Resort Property Owners Association Inc.

**3. Recording data for the subdivision:**

**Plats:**

- Unit I – Volume 1, Page 29
- Unit I – Volume 2, Page 10
- Unit I – Volume 2, Page 15
- Unit I – Volume 3, Page 51
- Unit I – Volume 4, Page 61
- Unit I – Volume 5, Page 297
- Unit II – Volume 1, Page 40
- Unit III– Volume 1, Page 44
- Unit IIIA – Volume 2 Page 6
- Unit IIIA – Volume 3 Page 74
- Unit IV – Volume 2, Page 1
- Unit V – Volume 8 Pages 13-14

**4. Recording data for the declaration and any amendments:**

**Deed Restrictions:**

- Unit I - Doc: 62100, Volume 121, Pages 145-149
- Unit 1 - Doc 9606009326, Block 1 Lot 1 (Set-back change)
- Unit II - *SEE NOTE*
- Unit III - *SEE NOTE*
- Unit IIIA - Doc: 83351, Volume 151 Pages 591-593
- Unit IIIA - Doc: 232762, Volume 355, page 778
- Unit IV - Doc: 90022, Volume 161, Pages 583-584
- Unit V - Doc: 245699, Volume 396, Pages 485-487
- Unit V - Doc: 260331, Volume 442, Pages 373

**Note:** *There are no deed restrictions recorded for units 2 and 3. However restrictions appear on the individual deed, if the lot is restricted. Normally the restriction is Volume 121 pages 145-149. See your title policy or research the deed history of the lot to determine if the lot is restricted. Many lots are indeed restricted.*

**Articles:** Charter 328033, Filed with the Secretary of State, 11 May 1998

**By-Laws:** Doc: 20150602296

**5. Name and Mailing Address:** Canyon Springs Resort Property Owners' Association Inc.  
691 Canyon Springs Drive  
Canyon Lake, Texas 78133  
[www.canyonspringsresort.com](http://www.canyonspringsresort.com)

**6. Management of the Association:** Canyon Springs Resort is managed by its Board of Directors. *The board members are listed on our web site.* An outside management company is not used. Please contact our Secretary for information via email from our web site.

7. Web Site Address www.canyonspringsresort.com

8. **Fees:** Resale Certificate \$375, Title Transfer Fee: \$75, ARC Fee \$50

The undersigned, being an authorized representative of the Association, does hereby certify the information above is true and correct to the best of my knowledge:

Arianna Modesto  
Director

27 Feb 2026  
Date

**State of Texas:**

**County of Comal:**

This instrument was acknowledged before me on the 27<sup>th</sup> day of February, 2026 by, Director of Canyon Springs Resort Property Owners Association Inc., on behalf of said association.

Notary Public Signature Arianna Modesto

Printed Name Arianna Modesto

My commission expires: 8-26-2029

