

2/CS



## Summit North Estates, Inc.

### Management Certificate

This Management Certificate is prepared and recorded in accordance with the requirements of §209.004 of the Texas Residential Property Owners Protection Act to provide the following information on a residential subdivision, developed by Summit Resorts Developments, Inc. and managed by Summit North Estates, Inc.

Name of Subdivision: **Summit North**

Name of Subdivision HOA: **Summit North Estates, Inc.**

Name of Subdivision HOA ACC: **Summit North Architectural Control Committee**

Subdivision plat recorded in

The Summit North Estates, Inc. Subdivision, in accordance with restrictions and by-laws for such subdivision recorded in (PHASE 1) #9806013673, (PHASE 2) recorded in Doc #9906021250, (PHASE 3) recorded in Doc #9906030966, (PHASE 4) recorded in Doc #9906030967, (PHASE 5) recorded in Doc #200206006233, of the Deed Records of Comal County, Texas (paragraph 2)

Declaration recording Data

Name and Address: **Summit North Estates, Inc. 126 Primrose Path, Canyon Lake, Texas 78133**

Managing Agent: **James Dittman 168 Primrose Path, Canyon Lake, Texas 78133 (830)822 6204**

Website: **summitnorth.org** Copies of Bylaws and Restrictions can be found as well as all the association's dedicatory instruments are available in accordance with Section 207.006;

WHEREAS Summit Resorts Developments, Inc, a Texas Corporation, prepared and filed Restrictions, Assessments and Easements for The Summit North Phase 1 under Clerk's Doc. # 9806013673 recorded in Volume 12, pages 272-273; Phase 2 under Clerk's Document #9006021250 recorded in Volume 13, pages 87-88; Phase 3 under Clerk's Document #9906030966 recorded in Volume 13, pages 148-149; Phase 4 under Clerk's Document #9906030967 recorded in Volume 13, pages 150-153; and Phase 5 under Clerk's Document #200206006233 recorded in Volume 14, page 96, of the Map and Plat Records of Comal County, Texas.; and

WHEREAS a non-profit corporation called "The Summit North Architectural Control Committee, Inc." (herein the "Association") was created with the Secretary of State of Texas on September 12, 2013, for the purpose of operating as the Property Owners Association for the Summit North Estates; and

WHEREAS more than 75% of the lots have been conveyed by SUMMIT RESORTS DEVELOPMENTS, INC to Owners of said lots and Summit Resorts Developments, Inc has thereby terminated their relationship with and management of The Summit North; and

WHEREAS a change of name for the Association was filed with the Secretary of State of Texas on December 14, 2020, changing the name of the Corporation to "Summit North Estates, Inc."; and

WHEREAS separate and independent Restrictive Covenants and By Laws have existed for the five (5) phases within Summit North Estates; and

WHEREAS Summit North Estates, Inc has amended and accepted new by laws and restrictive covenants on November 23, 2021. Dedicatory instruments have been filed with Comal County Texas on November 23, 2021. Dedicatory instruments (By Laws) have been filed as Clerk's Document # 2021060483 Recorded in volume n/a  
Dedicatory instruments (Restrictive Covenants) have been filed as Clerk's Document # 202106060484 Recorded in volume n/a

Fees Associated with the Neighborhood

Resale Certificate	\$350.00
HOA Annual Fees	\$150.00
Building Road Fee	\$2,000.00



Signed this day of November 23, 2021

James Dittman

President Summit North Estates, Inc.

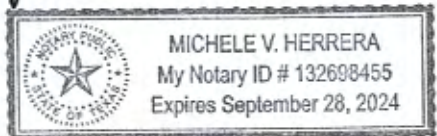
James Dittman

Title

SUBSCRIBED AND SWORN TO BEFORE ME, the undersigned authority by James Dittman the president of Summit North Estates, Inc. on this 23<sup>rd</sup> day of NOVEMBER, 2021, to certify which witness my hand and seal of office.

Michele V. Herrera

NOTARY PUBLIC State of Texas





This page has been added to comply with the statutory requirement that the clerk shall stamp the recording information at the bottom of the last page.

This page becomes part of the document identified by the file clerk number affixed on preceding pages.

Filed and Recorded  
Official Public Records  
Bobbie Koepf, County Clerk  
Comal County, Texas  
11/23/2021 01:08:50 PM  
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*Bobbie Koepf*