

**MANAGEMENT CERTIFICATE FOR  
BLUFFVIEW GREENS HOMEOWNERS ASSOCIATION  
BEXAR COUNTY**

STATE OF TEXAS     §  
COUNTY OF BEXAR   §

1.     **Name of Subdivision:**                   Bluffview Greens
2.     **Name of Association:**               Bluffview Greens Homeowners Association, Inc.
3.     **Recording Data for Subdivision:**               See Exhibit "A"
4.     **Recording Data for Declaration:**               See Exhibit "A"
5.     **Name and mailing address of Association:** Bluffview Greens Homeowners Association, Inc.,  
3424 Paesanos Pkwy, Ste 100, San Antonio, TX 78231.
6.     **The Association's designated representative is:** FirstService Residential San Antonio, LLC,  
3424 Paesanos Pkwy, Ste 100, San Antonio, TX 78231; 210-829-7202 Office; 210-829-5207 Fax.  
Email: [sanantonio@fsresidential.com](mailto:sanantonio@fsresidential.com)  
Community Website: <https://bluffviewgreens.connectresident.com/>
7.     **Resales Disclosure Package:** \$375.00  
**Homeowner Setup/ Unit Transfer Fee:** There is a transfer fee in the amount of \$295.00 collected  
at closing from the buyer.
8.     **Other information the Association considers appropriate for the governing, administration  
or operation of the subdivision and Association:** See Exhibit "A"

*Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the Bluffview Greens Homeowners Association, Inc., as well as performing a physical inspection of the property and common areas, prior to purchase. This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision. No person should rely on this Management Certificate for anything other than for identifying and contacting the Association.*

BLUFFVIEW GREENS HOMEOWNERS ASSOCIATION, INC.

By: Kristie Rose-Zapp

Print Name: Kristie Rose-Zapp

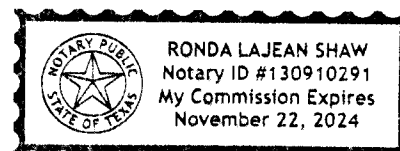
Print Title: Managing Agent

STATE OF TEXAS     §  
COUNTY OF BEXAR   §

This instrument was acknowledged and signed before me on this the 24<sup>th</sup> day of January, 2023 by Kristie Rose-Zapp, the Managing Agent of the Bluffview Greens Homeowners Association, Inc. on behalf of the Association.

Ronda LaJean Shaw  
Notary Public – State of Texas

**After Recording Return To:**  
FirstService Residential San Antonio, LLC  
3424 Paesanos Pkwy, Ste 100  
San Antonio, TX 78231



## EXHIBIT "A"

The **Bluffview Greens Homeowners Association**, a subdivision located in Bexar County, Texas, and any other subdivisions which have been or may be subsequently annexed thereto and made subject to the authority of the Bluffview Greens Homeowners Association, Inc. which sections were originally encumbered by dedicatory instruments filed of record in Bexar County, Texas as follows:

| Recording Date | Filed Document  | Recording Information |
|----------------|---|-----------------------|
| 09/17/1996     | DCCR  | 140071                |
| 09/17/1996     | DCCR Unit 1   | 140070                |
| 11/18/1997     | DCCR Unit 2   | 163680                |
| 08/08/2000     | Articles of Incorpor. & Bylaws  | 134604                |
| 01/12/2012     | Bylaws 1st Amendment  | 20120006696           |
| 04/12/2012     | Resolution - Assessment Collections and Payment Plans   | 20120067431           |
| 04/12/2012     | Resolution - Records Production and Copying   | 20120067433           |
| 04/12/2012     | Resolution - Records Retention  | 20120067432           |
| 12/14/2012     | ACC Guidelines  | 20120243897           |
| 12/20/2013     | Resolution of the Board of Directors of Bluffview Greens HOA Regarding Assessment Collections and Payment Plans | 20130250094           |
| 05/27/2014     | Resolution of the Board of Directors of Bluffview Greens HOA Creating the Office of Advisory Director           | 20140086646           |
| 10/02/2015     | Notice of Filing of Dedicatory Instrument of Bluffview Greens HOA Regarding Community Garage Sales              | 20150190923           |
| 06/06/2016     | 1 <sup>st</sup> Amendment to the Bylaws of Bluffview Greens HOA Regarding Meeting of the Board of Directors     | 20160104900           |
| 02/22/2017     | 2 <sup>nd</sup> Amendment to the Bylaws of Bluffview Greens Homeowners Association, Inc                         | 20170032800           |
| 08/26/2021     | Architectural Review Policy   |                       |
| 08/26/2021     | Swimming Pool Enclosures Policy   |                       |
| 08/26/2021     | Security Measures Policy  |                       |
| 08/26/2021     | Enforcement Policy  |                       |
|                |   |                       |

**File Information**

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

**Document Number:** 20230012849  
**Recorded Date:** January 25, 2023  
**Recorded Time:** 8:25 AM  
**Total Pages:** 3  
**Total Fees:** \$30.00

**\*\* 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: 1/25/2023 8:25 AM



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