

PROPERTY OWNERS ASSOCIATION 2ND AMENDED MANAGEMENT CERTIFICATE FOR
HEATHER'S COVE HOMEOWNERS ASSOCAITION, INC.

This Management Certificate is recorded pursuant to Section 209.004 of the Texas Property Code.

This amends all prior Management Certificates filed for this association.

Per Texas Property Code 209.004 "The County Clerk of each county in which a Management Certificate is filed as required by this section shall record the Management Certificate in the real property records of the county and index the document as a "Property Owners' Association Management Certificate"

State of Texas §

County of Bexar §

1. Name of Subdivision: Heather's Cove
2. Subdivision Location: Bexar County
3. Name of Homeowners Association: Heather's Cove Homeowners Association, Inc.
4. Recording Data for Association: Plat Maps for Heather's Cove Subdivision are filed in Volume 9557, Page 125.
5. Recording Data for Declaration: Declaration of Covenants, Conditions, and Restrictions for Heather's Cove Subdivision is filed under Document No. 20030183662.

Amended Declaration of Covenants, Conditions and Restrictions for Heather's Cove Subdivision is filed under Document No. 20060217387.

Articles of Incorporation of Heather's Cove Homeowners Association, Inc. is filed under Document No. 20050003140.

Bylaws of Heather's Cove Homeowners Association, Inc. are filed under Document No. 20060003140.

6. Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowners' association:
7. Mailing Address and Contact Information for the Association and the Managing Agent:

JellyBird HOA Management
17319 San Pedro Ave, Suite 320
San Antonio, TX 78232
contact@JellyBirdHOA.com
210-640-3911
<https://jellybirdhoa.com/app/>

8. Fee(s) related to Property Transfer:

- Administrative Transfer Fee - \$200.00
- Resale Package = \$375.00
 - Rush for Resale Package:
 - 1 business day = \$120.00 / 3 business days = \$95.00

- Add a Rush to an existing order = \$75.00 + Cost of a Rush
- Update for Resale Package:
 - 1-14 days = \$15.00 / 15-180 days = \$50.00
- Statement of Account (For Builders sells only) = \$120.00
 - Rush for Statement of Account (For Builder sells only):
 - 1 business day = \$110.00 / 3 business day = \$85.00
 - Update for Statement of Account (For Builder sells only):
 - 1-30 days - No Cost / 31-45 days = \$50.00 / 46-90 days = \$50.00
- Capital Fee - \$200 (½ Seller ½ Buyer)

Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of the Association, together with obtaining an official Resale Certificate, and performing a comprehensive physical inspection of the lot/home and common areas prior to purchase.

THE PURPOSE OF THIS CERTIFICATE IS TO PROVIDE INFORMATION SUFFICIENT FOR A TITLE COMPANY TO CORRECTLY IDENTIFY THE SUBDIVISION AND TO CONTACT ITS GOVERNING ASSOCIATION. THIS CERTIFICATE DOES NOT PURPORT TO IDENTIFY EVERY PUBLICLY RECORDED DOCUMENT AFFECTING THE SUBDIVISION, OR TO REPORT EVERY PIECE OF INFORMATION PERTINENT TO THE SUBDIVISION. NO PERSON SHOULD RELY ON THIS CERTIFICATE FOR ANYTHING OTHER THAN INSTRUCTIONS FOR CONTACTING THE ASSOCIATION IN CONNECTION WITH THE TRANSFER OF TITLE TO A HOME IN THE SUBDIVISION. THE REGISTERED AGENT FOR THE ASSOCIATION IS ON FILE WITH THE TEXAS SECRETARY OF STATE.

Signed this 6th day of September, 2024.

Heather's Cove Homeowners Association, Inc.

By: Shelby Welch
Shelby Welch (of JellyBird HOA Management), Managing Agent

State of Texas §

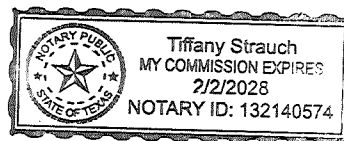
County of Bexar §

This instrument was acknowledged and signed before me on 16

September, 2024 by Shelby Welch, representative of JellyBird HOA Management, the Managing Agent of Heather's Cove Homeowners Association, Inc., on behalf of said association.

[Signature]
Notary Public, State of Texas

After Recording, Return To:
JellyBird HOA Management
Attn: Transitions
17319 San Pedro, #320
San Antonio, TX 78232



File Information

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

Document Number: 20240169888
Recorded Date: September 17, 2024
Recorded Time: 9:13 AM
Total Pages: 3
Total Fees: \$29.00

**** 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: 9/17/2024 9:13 AM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk