

**MANAGEMENT CERTIFICATE
TUSCANY VILLAS HOA, INC**

**STATE OF TEXAS
COUNTY OF BEXAR**

This property owner's management certificate is being recorded by Tuscany Villas HOA, Inc (the "Association") in compliance with the terms of Chapter 209 of the Texas Property Code.

1. Name of Subdivision: NCB 15133 (TUSCANY VILLAS)
Commonly known as Tuscany Villas Enclave

2. Name of Association: Tuscany Villas HOA, Inc

3. Recording Data for the Subdivision and Association:

The subdivision is recorded according to the Map and Plat Records in Bexar County, Texas, as follows:
(a) Plat Number 21-11800447, Volume 20002, Page 2300, date 09/23/2022.

Filed Document	Recording Date	Document #
Declaration of Covenants, Conditions, and Restrictions	08/21/2023	20230154518
Articles of Incorporation and Bylaws	12/06/2024	20240224382

4. Name and mailing address of Association: Tuscany Villas HOA, Inc.
17811 Wild Basin
San Antonio TX 78258
tuscanyvillashoa@easyhoa.email

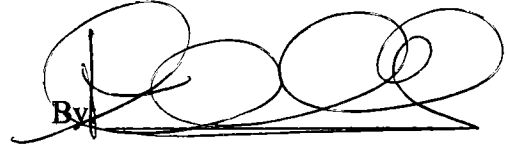
5. The Association's Designated Representative is: M1S Real Estate, LLC.
17811 Wild Basin
San Antonio TX 78258
mleal@lecadevelopers.com

6. Homeowner Setup/Unit Transfer Fee: Transfer Fee due at Closing: \$750
Resale Certificate: \$200
Reserve Fee due at Closing: \$325

7. Association Website: <https://app.easyhoa.com/login.html>

Executed and effective on this 10 day of December, 2024

Tuscany Villas HOA, Inc

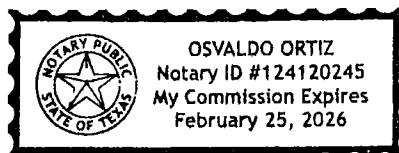
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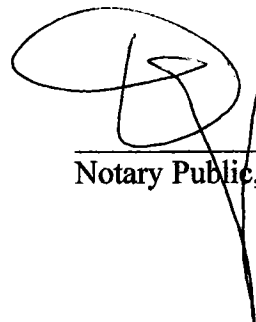
Roberto C Leal Garza, President

STATE OF TEXAS

COUNTY OF BEXAR

BEFORE ME, the undersigned notary public, on this 10 day of December, 2024, personally appeared Roberto C Leal Garza, president of Tuscany Villas HOA, 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

File Information

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

Document Number: 20240225991
Recorded Date: December 09, 2024
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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: 12/9/2024 3:58 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk