

**PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE**  
*for*  
**QUARRY HEIGHTS VILLAS HOMEOWNERS ASSOCIATION, INC.**

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THE STATE OF TEXAS       §  
   §  
 COUNTY OF BEXAR         §

The undersigned, BARBARA KANUTE, President of Quarry Heights Villas Homeowners Association, Inc., a nonprofit corporation (the "Association") organized and existing under the laws of the State of Texas, submits the following information pursuant to TEX. PROP. CODE § 209.004 which supersedes any prior Management Certificate filed by the Association:

1.    Name of the Subdivision:                      Quarry Heights Villas
2.    Name of Association:                        Quarry Heights Villas Homeowners Association, Inc.
3.    Recording Data for the Subdivision:       Deed and Plat Records of Bexar County, Texas

Subdivision Name	Document Number	Volume	Page
Replat and Subdivision Plat - Lincoln Heights Townhomes (PUD)	20190036275	20001	799
	20190036276	20001	800
	20190036277	20001	801
	20190036278	20001	802
Replat Establishing of Quarry Heights Villas Lot 121 (PUD)	20200111998	20001	2121
	20200111999	20001	2122
	20200111200	20001	2123
	20200112001	20001	2124
Amending Plat of Quarry Heights Villas Lot 121 (PUD)	20210223397	20002	1004
	20210223398	20002	1005
	20210223399	20002	1006
	20210223400	20002	1007

4.    Recording Data for the Declaration, Amendments, Articles, Bylaws and Policies as of the date hereof:  
       Recorded in the Official Public Records of Bexar County, Texas

Covenants, Conditions, Restrictions and Easements	Document Number	Volume	Page
Quarry Heights Villas Declaration of Covenants, Conditions, Easements and Restrictions	20190110033		
Reciprocal Easement and Encroachment Agreement	20200061692		
Bylaws	Document Number	Volume	Page
Affidavit in Compliance with TEX. PROP. CODE § 202.006 with attached: Bylaws of Quarry Heights Homeowners Association, Inc.	20200094105		

Policies, Resolutions, and Guidelines	Document Number	Volume	Page
Affidavit in Compliance with TEX. PROP. CODE § 202.006 with attached: Quarry Heights Homeowners Association, Inc. Resolution Adopting Policies: Collection and Payment Plan Policy, Religious Display Policy, Records Production and Copying Policy, and Records Retention and Destruction Policy, and Security Measures Policy	20210360511		
Affidavit in Compliance with TEX. PROP. CODE § 202.006 with attached: Quarry Heights Homeowners Association, Inc. Resolution Adopting Initial Late Fee; Resolution Adopting Policies: Collection and Payment Plan Policy, Holiday Display Policy, and Fine Policy	20240216323		

NOTE: SUBJECT TO MANDATORY MEMBERSHIP IN THE  
LINCOLN HEIGHTS ASSOCIATION

5. Association Fees Related to Property Transfer:

Statement of Account with Resale/Disclosure Documents	\$375.00
CiraConnect Processing Charge	\$ 59.00
Conveyance Processing Fee (Due at Time of Closing)	\$325.00
Working Capital Assessment (Due from Purchaser at Time of Closing)	\$500.00

6. Mailing Address for the Association:

Quarry Heights Villas Homeowners Association, Inc.  
P.O. Box 803555  
Dallas, Texas 75380

7. Association Management or Representative and Contact Information:

RealManage  
c/o CT Corporation  
PO Box 803555  
Dallas, Texas 75380-3555  
866-473-2573 Phone  
866-919-5696 Fax  
quaheigh@CiraMail.com

8. Association Website:  
www.ciranet.com

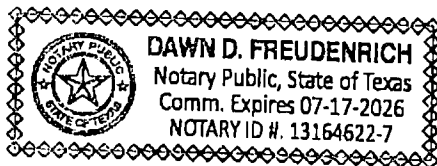
Executed on this 2 day of January, 2025


QUARRY HEIGHTS VILLAS HOMEOWNERS ASSOCIATION, INC.

By:   
BARBARA KANUTE, President

STATE OF TEXAS       §  
                                  §  
COUNTY OF BEXAR   §

BEFORE ME, the undersigned notary public, on this 2 day of January 2025, personally appeared BARBARA KANUTE, President of QUARRY HEIGHTS VILLAS HOMEOWNERS ASSOCIATION, INC., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and in the capacity therein expressed.



  
\_\_\_\_\_  
Notary Public, State of Texas

AFTER RECORDING, RETURN TO:  
Michael B. Thurman  
THURMAN & PHILLIPS, P.C.  
4093 De Zavala Road  
Shavano Park, Texas 78249  
Phone: (210) 341-2020

**File Information**

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

**Document Number:** 20250000276  
**Recorded Date:** January 02, 2025  
**Recorded Time:** 10:26 AM  
**Total Pages:** 4  
**Total Fees:** \$33.00

**\*\* 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: 1/2/2025 10:26 AM



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