

**MANAGEMENT CERTIFICATE FOR THE  
CALAIS VILLAS CONDOMINIUMS HOMEOWNERS ASSOCIATION, INC.  
BEXAR COUNTY, TEXAS  
(TEXAS PROPERTY CODE SECTION 82.116)**

**NAME OF CONDOMINIUM:**

Calais Villas Condominiums

**NAME OF ASSOCIATION:**

Calais Villas Condominiums Homeowners Association, Inc.

**LOCATION OF THE CONDOMINIUM:**

11839 Parliament St., San Antonio, Texas 78216

**MAILING ADDRESS OF ASSOCIATION:**

Avid Property Management, Inc.  
21750 Hardy Oak Blvd., Suite 102-182  
San Antonio, Texas 78258

**RECORDING DATA OF DEDICATORY INSTRUMENTS:**

- Condominium Declaration – Volume 10, Page 907, et. seq.
- First Amended and Restated Condominium Declaration – Volume 3240, Page 0489, et. seq.
- First Amended Bylaws – Volume 5054, Page 1080, et. seq.
- Notice of Filing (Records Production & Rules and Regulations) – Document No. 20200276468

**PROPERTY MANAGER CONTACT INFORMATION:**

Name:	Avid Property Management, Inc. c/o Melissa Espino
Phone Number:	210-253-7814
Mailing Address:	21750 Hardy Oak Blvd., Suite 102-182, San Antonio, Texas 78258
E-mail Address:	melissa@avidtexas.com

**ASSOCIATION'S WEBSITE:**

[www.avidtexas.com](http://www.avidtexas.com)

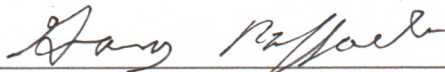
**PROPERTY TRANSFER FEES:**

- Resale Certificates:

- First Request: \$375.00
- Second Request: \$75.00
- Transfer Fees: \$175.00
- Additional products and documents available at [www.HomeWiseDocs.com](http://www.HomeWiseDocs.com)

**OTHER INFORMATION:**

Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other dedicatory instruments 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 Management Certificate is to comply with Section 82.116 of the Texas Property Code and to provide information sufficient for a title company to correctly identify the Subdivision and to contact its governing Association. This Management Certificate does not purport to identify every piece of information pertinent to the Subdivision. No person should rely on this Management Certificate for anything other than instructions for contacting the Association. The registered agent for the Association is on file with the Texas Secretary of State.



Gary Raffaele, President  
Calais Villas Condominiums Homeowners  
Association, Inc.

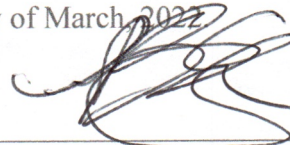
STATE OF TEXAS

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COUNTY OF BEXAR

Before me, the undersigned authority, on this day personally appeared Gary Raffaele, President of the Calais Villas Condominiums Homeowners Association, Inc., a Texas nonprofit corporation, known to be the person and officer whose name is subscribed to the foregoing Management Certificate and acknowledged to me that he/she had executed the same as the act of said corporation for the purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this 25 day of March, 2022



Notary Public, State of Texas

