

**PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE**  
*for*  
**SCENIC OAKS PROPERTY OWNERS ASSOCIATION, INC.**

---

THE STATE OF TEXAS       §  
   §  
 COUNTY OF BEXAR         §

The undersigned, being the President of Scenic Oaks Property Owners Association, Inc., a non-profit corporation ("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:                     Scenic Oaks Subdivision
2.     Name of Association:                     Scenic Oaks Property Owners Association, Inc.
3.     Recording Data for the Subdivision:     Deed and Plat Records of Bexar County, Texas

Subdivision Name / Unit Number	Volume	Page
Subdivision Plat of Scenic Oaks Unit 1	8500	186-187
Amending Plat of Scenic Oaks, Unit 1	9549	197
Subdivision Plat of Scenic Oaks Unit II	8600	163-164
Subdivision Plat of Scenic Oaks Unit 3	9200	152
Subdivision Plat of Scenic Oaks Unit 4	9400	153
Resubdivision Plat of Lots 28 thru 36, Block 4, Scenic Oaks Subdivision Unit 4	9505	60
Subdivision Plat of Scenic Oaks Unit 5	9504	110
Subdivision Plat of Scenic Oaks Unit 6	9513	151
Replat of Lot 53 Establishing Scenic Oaks Unit 6R2	9556	49

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

Covenants, Conditions, and Restrictions	Document Number	Volume	Page
Declaration of Amended Covenants, Conditions, Restrictions, Reservations, and Easements of The Owners of Lots in the Scenic Oaks Subdivision	20080079842	13450	88
First Amendment of Declaration of Amended Covenants, Conditions, Restrictions, Reservations, and Easements of The Owners of Lots in the Scenic Oaks Subdivision	20090007275	13821	1574
Articles and Bylaws	Document Number	Volume	Page
Dedictory Instruments of the Scenic Oaks Property Owners' Association, with attached:	20160063992	17787	2445

Articles of Incorporation of Scenic Oaks Property Owners Association, Inc.; and By-Laws of Scenic Oaks Property Owners Association, Inc., A Non-Profit Corporation (As Amended by the Membership on January 12, 2009)			
Affidavit in Compliance with Tex. Prop. Code § 202.006 with attached: First Amendment to the By-Laws of Scenic Oaks Property Owners Association, Inc.	20210326150		
<b>Policies, Rules, Resolutions, and Guidelines</b>	<b>Document Number</b>	<b>Volume</b>	<b>Page</b>
Records Production and Copying Policy	20120081381	15472	2435
Alternative Payment Schedule for Certain Assessments	20120081382	15472	2438
Dedicatory Instruments of the Scenic Oaks Property Owners' Association, with attached: Scenic Oaks Entry Rules; Unlicensed Recreation Vehicles (ATV's, Utility Vehicles, Go-Carts & Golf Carts); Unlicensed Recreational Vehicle Information Form; Scenic Oaks Residential Construction Project Application and Permit; Scenic Oaks Property Owners Association, Inc. Construction Rules and Regulations; Assessment Billing Explained; Scenic Oaks Property Owners Association Oak Tree Trimming Dates; Scenic Oaks Residential Tree Trimming Application and Permit; Scenic Oaks Property Owners Association, Entry Rules; Decal Registration Scenic Oaks; Scenic Oaks Mirror Pass; Rules for Use of SOPOA Building; Scenic Oaks Property Owners Association Release, Hold Harmless, and Indemnification Agreement; Scenic Oaks Property Owners Association Fireworks & Burning; Scenic Oaks Property Owners Association Suspected Violation Complaint Form; Pools; Scenic Oaks Open House and Garage Sale Rules	20160063992	17787	2445
Affidavit in Compliance with Tex. Prop. Code § 202.006 with attached: Scenic Oaks Property Owners Association, Inc., Resolution Adopting Policies [includes: Board Hearing Policy, Religious Display Policy, Security Measures Policy, and Association Contracts and Solicitation of Bids Policy]	20210322415		

5. Association Fees Relating to Property Transfer:

Resale Certificate Fee	\$100.00
Resale Certificate Fee Update	\$75.00
Transfer Fee Due at Time of Closing	\$50.00

6. Mailing Address for the Association:

Scenic Oaks Property Owners Association, Inc.  
27000 Hazy Hollow  
San Antonio, Texas 78255

7. Association Management or Representative and Contact Information:

Virginia Flores, Treasurer  
Scenic Oaks Property Owners Association, Inc.  
27000 Hazy Hollow  
San Antonio, Texas 78255  
Email: [sopoa.treasurer@scenicoaks.org](mailto:sopoa.treasurer@scenicoaks.org)

8. Association Website:  
[scenicoaks.org](http://scenicoaks.org)

Executed on this 23<sup>rd</sup> day of NOVEMBER, 2021.

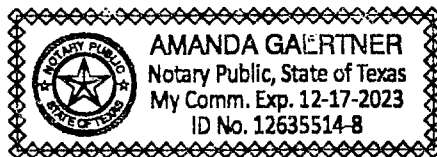
SCENIC OAKS PROPERTY OWNERS  
ASSOCIATION, INC.


By:

  
JIM BUTLER, President

STATE OF TEXAS           §  
                                     §  
COUNTY OF BEXAR       §

BEFORE ME, the undersigned notary public, on this 23 day of November, 2021, personally appeared JIM BUTLER, President of SCENIC OAKS PROPERTY OWNERS ASSOCIATION, INC., 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

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:** 20210327699  
**Recorded Date:** November 23, 2021  
**Recorded Time:** 2:19 PM  
**Total Pages:** 4  
**Total Fees:** \$34.00

**\*\* 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: 11/23/2021 2:19 PM



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