

**MANAGEMENT CERTIFICATE
FOR THE
VILLAS OF SPRING CREEK HOMEOWNERS ASSOCIATION, INC.
BEXAR COUNTY, TEXAS
(TEXAS PROPERTY CODE SECTION 209.004)**

SCANNED

This Property Owners' Association Management Certificate is being recorded by VILLAS OF SPRING CREEK HOMEOWNERS ASSOCIATION, INC. (the "Association") in compliance with the terms of Chapter 209 of the Texas Property Code and supersedes any prior management certificates filed by the Association. The Association submits the following additional information.

NAME OF SUBDIVISION: Villas of Spring Creek
NAME OF ASSOCIATION: Villas of Spring Creek Homeowners Association, Inc.
SUBDIVISION RECORDING DATA: See Exhibit "A"
RECORDING DATA FOR RESTRICTIONS: See Exhibit "A"
NAME AND MAILING ADDRESS OF THE ASSOCIATION:
Villas of Spring Creek Homeowners Association, Inc.
% PMI Birdy Properties
18830 Stone Oak Parkway
San Antonio, TX 78258

**NAME MAILING ADDRESS, TELEPHONE NUMBER, AND E-MAIL OF PERSON MANAGING THE ASSOCIATION
OR ITS DESIGNATED REPRESENTATIVE:**

PMI Birdy Properties
18830 Stone Oak Parkway
San Antonio, TX 78258
210-524-9400
AM@Birdy.com

WEBSITE ADDRESS OF THE ASSOCIATION
www.birdyassociationmanagement.com

PROPERTY TRANSFER FEE(S) CHARGED BY ASSOCIATION:

RESALE CERTIFICATE:	\$375
RESALE CERTIFICATE UPDATE:	\$75
REFINANCE STATEMENT OF ACCOUNT:	\$75
TRANSFER FEE:	\$200

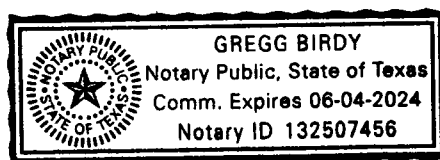
VILLAS OF SPRING CREEK HOMEOWNERS ASSOCIATION, INC.

BY: _____

Print Name: Russell Birdy
Print Title: Managing Agent

STATE OF TEXAS §
COUNTY OF BEXAR §

This Instrument was acknowledged and signed before me on the 23 day of April, 2024 by Russell Birdy the Managing Agent of the Villas of Spring Creek Homeowners Association, Inc. on behalf of the Association.



Notary Public, State of Texas

EXHIBIT "A"

The VILLAS OF SPRING CREEK HOMEOWNERS ASSOCIATION, INC. a subdivision located in Bexar County, Texas and any other subdivisions which have been or may be subsequently annexed thereto and made subject to the authority of the Villas of Spring Creek Homeowners Association, Inc. which sections were originally encumbered by dedicatory instruments filed of record in Bexar County, Texas as follow:

Recording Date	Filed Document	Recording Information
8/8/1997	Plat - Unit 14	111747
7/28/1998	Plat - Unit 16	130502
11/12/1997	Declaration of Covenants, Conditions, and Restrictions	160569
8/8/2000	Bylaws and Articles of Incorporation	134606
9/5/2012	1st Amendment to Bylaws	20120172500
9/5/2012	Collections of Assessments	20120172501
9/5/2012	Payment Plan Guidelines	20120172502
9/5/2012	Records, Copying and Retention Policy	2012017503
9/7/2021	Enforcement Policy	20210248694
9/7/2021	Architectural Review Policy	20210248704
9/7/2021	Swimming Pool Enclosures Policy	20210248704
9/7/2021	Security Measures Policy	20210248710
9/7/2021	Religious Displays Policy	20210248712



VG-28-2024-20240071710

File Information

**FILED IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

Document Number: 20240071710
Recorded Date: April 23, 2024
Recorded Time: 12:08 PM
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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 FILED in File Number Sequence on this date and at the time stamped hereon by me and was duly RECORDED in the Official Public Record of Bexar County, Texas on:
4/23/2024 12:08 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk