

**Management Certificate (Amended June, 2024)**  
(Texas Property Code Section 209.004)

**1. Name of Subdivision:**

Village Park Subdivision

**2. Subdivision Recording Data:**

The Plat of the Subdivision recorded in Volume 5, Pages 172-173, Plat Records, Kendall County, Texas

**3. Declaration Recording Data:**

The Declaration of Covenants, Conditions, and Restrictions for Village Park Townhomes recorded in Volume 1102, Pages 344-405, Kendall County Official Records

**4. Other Recording Data:**

Bylaws	Date	Document #	Volume	Pages	Subject
Bylaws	5/11/2010	00248892	1212	716-743	Bylaws
Amendment #1	9/21/2015	00296148	1488	168-171	# Board members, Annual meeting date
Amendment #2	6/11/2018	00322170	1640	326-328	Annual meeting date
Amendment #3	6/24/2024	389984	n/a	n/a	CTA Requirements

Covenants, Conditions & Restrictions	Date	Document #	Volume	Pages	Subject
CCRs	1/31/2008	00228851	1102	344-405	CCRs
Amendment #1	05/11/2010	00248891	1212	706-715	Appendix B
Amendment #2	9/21/2015	00296149	1488	172-176	Pets, Transfer fee, Reserve Fund
Amendment #3	6/23/2016	00302986	1528	715-722	Appendix B
Amendment #4	6/11/2018	00322169	1640	321-325	Business use, Window treatments
Amendment #5	10/17/2019	00335441	1720	94-98	Leasing of townhomes
Amendment #6	10/28/2022	375162	n/a	n/a	Reserve Fund Contribution
Amendment #7	10/22/2025	404077	n/a	n/a	Leasing Restrictions

**5. Name of Association:**

Village Park Owners Association, a Texas nonprofit corporation

**6. Name of Association's Designated Representative:** Caden Wylie, President

**7. Mailing Address, Phone # and email address of Association's Designated Representative:**

143 Village Park Drive, Boerne, TX 78006,  
Phone number: 210-663-2077  
Email address: cadenwylie@gvtc.com


**8. Web Address where the Association's dedicatory instruments are available (in accordance with Section 207.006 of the Texas Property Code:**

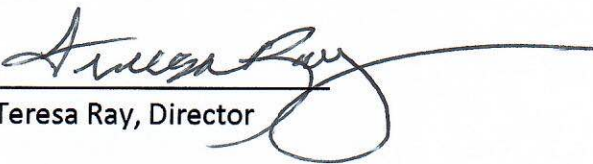
[www.villageparksubdivision.com](http://www.villageparksubdivision.com)

**9. Fees charged by the Association relating to property transfer in the subdivision:**

Name of Fee	Amount	Due date (all checks payable to Village Park Owners Association)	Description
Annual Homeowner Dues	\$2000 per year	\$1000 due on Jan. 1 \$1000 due July 1	Annual HOA dues
Resale Certificate and Supporting information	\$200 for paper copy, \$150 for electronic copy	At time request is made	Fee for preparation of resale certificate and supporting documents
Reserve Fund Contribution	\$1500	Due at closing	Reserve Fund Contribution. At time of transfer, a fee in the amount of \$1500.00 will be paid to the Association, to be deposited in the Association's Reserve Account. The fee may be paid by the seller or buyer, and will be collected at closing, the buyer remains liable to the Association for the fee until paid.

VILLAGE PARK OWNERS ASSOCIATION, a Texas nonprofit corporation

By:   
Caden Wylie, Director

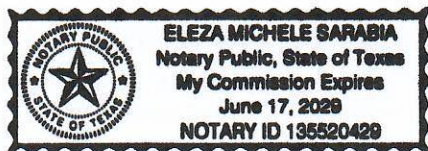
By:   
Teresa Ray, Director

By:   
Holly Fulton, Director

STATE OF TEXAS

COUNTY OF KENDALL

This instrument was acknowledged before me on the 3rd day of December, 2025 by Caden Wylie, Director of Village Park Owners Association, a Texas nonprofit corporation, on behalf of said corporation.



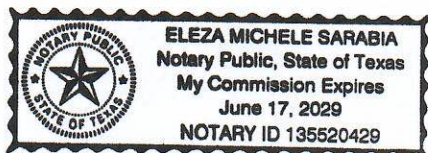


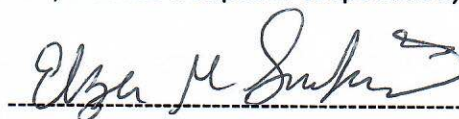
Notary Public, State of Texas

STATE OF TEXAS

COUNTY OF KENDALL

This instrument was acknowledged before me on the 3rd day of December, 2025 by Teresa Ray, Director of Village Park Owners Association, a Texas nonprofit corporation, on behalf of said corporation.



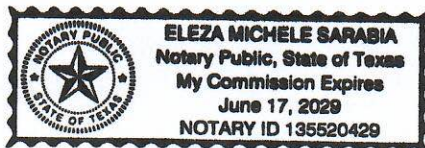


Notary Public, State of Texas

STATE OF TEXAS

COUNTY OF KENDALL

This instrument was acknowledged before me on the 3rd day of December, 202 by Holly Fulton, Director of Village Park Owners Association, a Texas nonprofit corporation, on behalf of said corporation.





Notary Public, State of Texas



\*VG-133-2025-404138\*

Kendall County  
Denise Maxwell  
Kendall County Clerk

Instrument Number: 404138

Real Property Recordings

Recorded On: December 03, 2025 09:41 AM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: \$37.00

\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\*

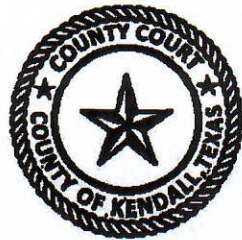
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY  
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 404138  
Receipt Number: 20251203000007  
Recorded Date/Time: December 03, 2025 09:41 AM  
User: Christine M  
Station: KC-4WFR794

Record and Return To:

Village Park HOA



STATE OF TEXAS  
Kendall County  
I hereby certify that this Instrument was filed in the File Number sequence on the date/time  
printed hereon, and was duly recorded in the Official Records of Kendall County, Texas  
Denise Maxwell  
Kendall County Clerk  
Kendall County, TX

*Denise Maxwell*