

**Management Certificate
(Texas Property Code Section 209.004)**

Name of Subdivision:	San Pedro Townhouses
Subdivision Recording Data:	a. Volume 7200, page 21, Bexar County, Texas; b. Volume 7600, page 14, Bexar County, Texas; c. Volume 7800, page 209, Bexar County Texas; d. Volume 8500, page 82, Bexar County, Texas; e. Volume 7311, page 7338, Bexar County, Texas; and f. Volume 1414, page 310, Bexar County, Texas.
Declaration and Declaration Amendment Recording Data:	a. Volume 7613, page 346, Bexar County, Texas; b. Volume 1730, page 376, Bexar County, Texas; and c. Volume 6409, page 88, Bexar County, Texas.
Name of Association:	San Pedro Townhouse Association
Mailing Address of Association:	14358 Brook Hollow Blvd., San Antonio, Texas 78232
Name of Person Managing Association or Associations Designated Representative:	Jesse Valencia
Mailing Address, Telephone Number, and E-Mail Address of Managing Association or Association's Designated Representative:	14358 Brook Hollow Blvd., San Antonio, Texas 78232 (210) 494-8806 spta8806@gmail.com
Website Address of Any Internet Website on Which Association's Dedicatory Instruments Are Available:	N/A
Amount and Description of Fee or Fees Charged by Association Relating to Property Transfer in Subdivision:	\$300
Other Information:	San Pedro Townhouse Association is governed by a Board of Directors who are elected at the Annual Homeowners' Meeting conducted in November.

By:

Catherine F. Smith

Catherine F. Smith, Vice President

STATE OF TEXAS

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COUNTY OF BEXAR

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This instrument was acknowledged before me on the 19th day of March, 2024,
by Catherine F. Smith, Vice President of the San Pedro Townhouse Association.



Linda Illy

Notary Public, State of Texas

My commission expires:

3/29/2026