

**PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE**  
*for*  
**WELLSPRINGS HOMEOWNERS' ASSOCIATION, INC.**

---

THE STATE OF TEXAS       §  
   §  
 COUNTY OF BEXAR         §

The undersigned, being the Owner of Hill Country Homeowners Association Management, the Managing Agent of Wellsprings Homeowners' 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:                   Wellsprings Planned Unit Development
2.    Name of Association:                    Wellsprings Homeowners' Association, Inc
3.    Recording Data for the Subdivision:   Deed and Plat Records of Bexar County, Texas

Subdivision Name / Unit Number	Volume	Page
Vacating and Resubdivision Plat – Wellsprings Planned Unit Development Subdivision	7900	130
Vacating and Resubdivision Plat of Wellsprings Planned Unit Development Subdivision [being a Vacating Plat of Lots 39 and 40, N.C.B. 16698; and a Resubdivision Plat of Lots 82 and 83, NCB 16698]	8200	85
Correction Plat of a Portion of Wellsprings Planned Unit Development Subdivision [being Lots 41 thru 59, N.C.B. 16698, Wellsprings Planned Unit Development Subdivision, as recorded in Volume 7900, Page 130 of the Deed and Plat Records of Bexar County, Texas]	8200	86
Vacating and Resubdivision Plat of Lots 84 and 85, Wellsprings P.U.D. Subdivision, and Lots 85 thru 98 River Oaks P.U.D. Subdivision	8700	69
Replat of Wellsprings Planned Unit Development Subdivision [being Lots 86 and 87 N.C.B. 16698 out of Lot 38 N.C.B. 16698 as recorded in Vol. 7900, Page 130, Lot 82, N.C.B. 16698 as recorded in Vol. 8200, Page 85, and Lot 85 N.C.B. 16698, as recorded in Vol. 8700, Page 69, Deed and Plat Records, Bexar County, Texas and consisting of 0.33 acres of land]	9508	182
Replat of Wellsprings Planned Unit Development Subdivision [being a Replat of Lot 81, N.C.B. 16698, a safety lane, and containing a total of 2.532 acres of land]	9531	126

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
---	-----------------	--------	------

Second Amended Declaration of Covenants, Conditions and Restrictions for the Wellsprings Subdivision	20080246842	13758	927
Wellsprings Subdivision First Amendment to Second Amended and Restated Covenants, Conditions and Restrictions	20100130317	14570	1510
<b>Articles and Bylaws</b>	<b>Document Number</b>	<b>Volume</b>	<b>Page</b>
Affidavit in Compliance with Section 202.006 of the Texas Property Code with attached: Certificate of Filing of Wellsprings Homeowners' Association, Inc. [with Articles of Incorporation of the Wellsprings Homeowners' Association, Inc.]	20130122520	16171	1088
Affidavit in Compliance with Section 202.006 of the Texas Property Code with attached: Second Amended and Restated Bylaws of Wellsprings Homeowners' Association, Inc.	20130238602	16441	155
<b>Policies, Rules, Resolutions, and Guidelines</b>	<b>Document Number</b>	<b>Volume</b>	<b>Page</b>
Affidavit in Compliance with Section 202.006 of the Texas Property Code with attached: Resolution of the Board of Directors of Wellsprings Homeowners Association, Inc. Regarding Records Production, Copying and Retention; Resolution of the Board of Directors of Wellsprings Homeowners Association, Inc. Regarding Payment Plan Guidelines	20130122520	16171	1088
Affidavit in Compliance with Tex. Prop. Code § 202.006 with attached: Wellsprings Homeowners' Association, Inc., Resolution Adopting Policies: Collection and Payment Plan Policy; Board Hearing Policy; Religious Display Policy; Security Measures Policy; Swimming Pool Enclosures Policy; and Fine Policy	20210309479		

5. Association Fees Relating to Property Transfer:

Resale Certificate Fee                      \$375.00  
Transfer Fee Due at Time of Closing      \$275.00

6. Mailing Address for the Association:

Wellsprings Homeowners' Association, Inc.  
11844 Bandera Rd # 466  
Helotes, Texas 78023

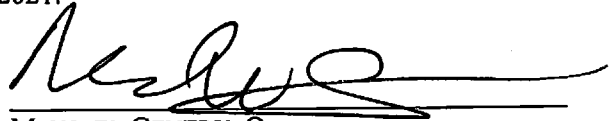
7. Association Management or Representative and Contact Information:

Hill Country Homeowners Association Management  
11844 Bandera Rd # 466  
Helotes, Texas 78023  
(800) 998-6721 Office  
Email: [contactus@hillcountryhomeowners.com](mailto:contactus@hillcountryhomeowners.com)

8. Association Website:

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

Executed on this 15<sup>th</sup> day of DECEMBER, 2021.



MICHAEL GENTRY, Owner  
Hill Country Homeowners Association  
Management, Managing Agent

VERIFICATION

THE STATE OF TEXAS

§

§

COUNTY OF BEXAR

§

BEFORE ME, the undersigned authority, on this day personally appeared MICHAEL GENTRY, Owner of Hill Country Homeowners Association Management, the Managing Agent of Wellsprings Homeowners' Association, Inc., who, after being duly sworn, acknowledged and stated under oath that he has read the above and foregoing Affidavit and that every factual statement contained therein is within his personal knowledge and is true and correct.

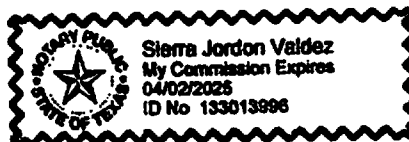
ACKNOWLEDGED, SUBSCRIBED AND SWORN TO BEFORE ME, a Notary Public, on this the 15 day of December, 2021.



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:** 20210350379  
**Recorded Date:** December 17, 2021  
**Recorded Time:** 8:59 AM  
**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: 12/17/2021 8:59 AM



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