

PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE  
for  
BRENTWOOD COMMON HOMEOWNERS ASSOCIATION

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THE STATE OF TEXAS       §  
  §  
COUNTY OF BEXAR       §

The undersigned, being the Managing Agent for Brentwood Common Homeowners Association ("Association"), a non-profit corporation organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code which supersedes any prior Management Certificate filed by the Association:

1. Name of Subdivision: The name of the subdivision is Brentwood Common.
2. Name of Association: The name of the Association is Brentwood Common Homeowners Association.
3. Recording Data for the Subdivision:
  - a. Lot Twelve (12) in Block Two (2), NCB 14107, Lots Twenty-Five (25) through Thirty-Two (32), inclusive in Block Three (3), NCB 15059, Lots Twenty-Two (22) through Twenty-Eight (28), inclusive in Block Four (4), NCB 15060, Lots Twenty-Eight (28) through Thirty-Six (36), inclusive in Block Five (5), NCB 15061 and Lot Two (2) in Block Six (6), NCB 15062, Oak Mont Townhouses, Oak Mont, Unit-I, a subdivision in Bexar County, Texas according to the map or plat thereof recorded in Volume 7000, Page 1 of the Plat Records of Bexar County, Texas and all amendments to or replats of said maps or plats, if any.
  - b. Lots Thirteen (13) and Fourteen (14) in Block Two (2), NCB 14107, Lots One (1) through Seven (7), inclusive in Block Seven (7), NCB 15063, Lots One (1) through Seven (7), inclusive in Block Eight (8), NCB 15064, Lots One (1) through Seven (7), inclusive in Block Nine (9), NCB 15065, Lots One (1) through Nine (9), inclusive in Block Ten (10), NCB 15066, Lots One (1) through Nine (9), inclusive in Block Eleven (11), NCB 15067 and Lots One (1) through Nine (9), inclusive in Block Twelve (12), NCB 16324, Mary Mont Townhouses, a subdivision in Bexar County, Texas according to the map or plat thereof recorded in Volume 7100, Page 11 of the Plat Records of Bexar County, Texas and all amendments to or replats of said maps or plats, if any.
4. Recording Data for the Declaration:\*
  - a. Documents:

- (1) Amended and Corrected Declaration of Covenants, Conditions and Restrictions.
- (2) Certificate of Extension of Declaration of Covenants, Conditions and Restrictions.
- (3) Amendment to Declaration of Covenants, Conditions and Restrictions Brentwood Common.
- (4) Resolution of the Board of Directors of Brentwood Common Townhomes Homeowners Association, Inc., Regarding Payment Plan Guidelines.
- (5) Brentwood Common Homeowners Association Access, Production and Copying Policy.
- (6) Brentwood Common Homeowners Association Document Retention Policy.
- (7) Rules and Regulations of the Brentwood Common Homeowners Association.
- (8) Supplemental Notice of Dedicatory Instruments for Brentwood Common Homeowners Association [Second Amended and Restated Bylaws].
- (9) Amended Payment Plan Policy for Brentwood Common Homeowners' Association.
- (10) Election Procedures and Voting Policy for Brentwood Common Homeowners' Association.
- (11) Rules and Regulations of the Brentwood Common Homeowners' Association.
- (12) Supplemental Notice of Dedicatory Instruments for Brentwood Common Homeowners Association [Collection Policy].

b. Recording Information:

- (1) Volume 7037, Page 660, et seq. in the Official Public Records of Real Property of Bexar County, Texas.
- (2) Volume 7137, Page 613, et seq. in the Official Public Records of Real Property of Bexar County, Texas.
- (3) Volume 5993, Page 818, et seq. in the Official Public Records of Real Property of Bexar County, Texas.
- (4) Bexar County Clerk's File No. 20120072629.
- (5) Bexar County Clerk's File No. 20140054459.
- (6) Bexar County Clerk's File No. 20140054461.
- (7) Bexar County Clerk's File No. 20150021418.
- (8) Bexar County Clerk's File No. 20190050155.
- (9) Bexar County Clerk's File No. 20190221194.
- (10) Bexar County Clerk's File No. 20200028486.
- (11) Bexar County Clerk's File No. 20200028490.
- (12) Bexar County Clerk's File No. 20220285870.

5. Name and Mailing Address of the Association: The name and mailing address of the Association is Brentwood Common Homeowners Association c/o Avid Property Management, Inc., 21750 Hardy Oak Blvd, Ste. 102-182, San Antonio, TX 78258.

6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is:

Avid Property Management, Inc.  
21750 Hardy Oak Blvd, Ste. 102-182  
San Antonio, TX 78258  
210.253.7811 x-337  
Alex@AvidTexas.com

7. The Association's Dedicatory Instruments are Available to Members Online at: <https://avidtexas.com>.

8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

Description	Fee
Resale Certificate	\$ 375.00
Transfer Fee	\$ 175.00

Executed on this 29 day of October, 2025.

**BRENTWOOD COMMON HOMEOWNERS  
ASSOCIATION**

By: Avid Property Management, Inc., Managing  
Agent

By: Alex Hunter

Printed: Alex Hunter

Its: \_\_\_\_\_

\*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report all of information pertinent to the Subdivision. Rather, the

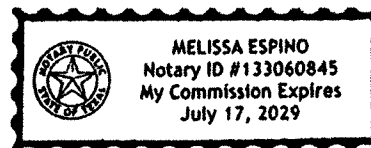
purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the Subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

THE STATE OF TEXAS       §  
  §  
COUNTY OF BEXAR       §

BEFORE ME, the undersigned notary public, on this 10 day of NOVEMBER, 2025 personally appeared ALEX HUNTER, COMMUNITY MGR for Avid Property Management, Inc., Managing Agent for Brentwood Common Homeowners Association, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purpose and in the capacity therein expressed.



\_\_\_\_\_  
Notary Public in and for the State of Texas



**File Information**

**eFILED IN THE OFFICIAL PUBLIC eRECORDS OF BEXAR COUNTY  
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

**Document Number:** 20250211674  
**Recorded Date:** November 12, 2025  
**Recorded Time:** 4:00 PM  
**Total Pages:** 5  
**Total Fees:** \$37.00

**\*\* 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: 11/12/2025 4:00 PM



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