

**MANAGEMENT CERTIFICATE FOR
GREEN SPRING VALLEY HOMEOWNERS' ASSOCIATION, INC.**

THE STATE OF TEXAS

COUNTY OF BEXAR

The undersigned, being an officer of PMI Bluebonnet Realty, managing agent of Green Spring Valley Homeowners' Association, Inc., 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:** Green Spring Valley
- 2) **Name of the Association:** Green Spring Valley Homeowners' Association, Inc.
- 3) **Recording Data for the Subdivision Development:**
 - a. Property described by metes and bounds in the "Declaration of Covenants, Conditions and Restrictions Green Spring Valley Subdivision" recorded in Volume 7655, Page 817, et seq. in the Official Public Records of Real Property of Bexar County, Texas (which said Property is incorporated herein by reference).
 - b. Green Spring Valley, Unit One (1), a subdivision in Bexar County, Texas according to the map or plat thereof recorded in Volume 7800, Pages 199-201 of the Plat Records of Bexar County, Texas and all amendments to or replats of said maps or plats, if any.
 - c. Green Spring Valley, Unit Two (2), a subdivision in Bexar County, Texas according to the map or plat thereof recorded in Volume 7500, Pages 207-209 and corrected in Volume 8600, Pages 181 of the Plat Records of Bexar County, Texas and all amendments to or replats of said maps or plats, if any.
 - d. Green Spring Valley, Unit Three (3), a subdivision in Bexar County, Texas according to the map or plat thereof recorded in Volume 7500, Pages 219 of the Plat Records of Bexar County, Texas and all amendments to or replats of said maps or plats, if any.
 - e. Green Spring Valley, Unit Four (4), a subdivision in Bexar county, Texas according to the map or plat thereof recorded in Volume 9200, Pages 207 of the Plat Records of Bexar County, Texas and all amendments to or replats of said maps or plats, if any.
 - f. Green Spring Valley, Unit 4A, a subdivision in Bexar County, Texas according to the map or plat thereof recorded in Volume 9541, Page 182 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:** See Exhibit "A"

5) **Name and Mailing Address for the Association:**

Green Spring Valley Homeowners' Association, Inc.

c/o PMI Bluebonnet Realty

405 Main Street

Blanco, TX 78606

www.gsvhoa.com

6) **Name and Mailing Address of Person Managing the Association or its Designated Representative:**

PMI Bluebonnet Realty

405 Main Street

Blanco, TX 78606

830-302-4738

admin@pmibluebonnetrealty.com

- 7) **Other information the Association considers appropriate:** Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of the Association, together with obtaining an official Resale Certificate and performing a comprehensive physical inspection of the lot/home and common areas, prior to purchase. **The purpose of this certificate is to provide information sufficient for the title company to correctly identify the subdivision and to contact its governing Association or representative.** This certificate does not purport to identify every piece of information pertinent to the subdivision. No person should rely on this certificate for anything other than instructions for contacting the Association in connection with the transfer of title to a home in the subdivision.

8) **Fee(s) related to Property Transfer:**

- **Management Transfer Fee - \$275.00**

This Management Certificate is effective as of the 30 day of ^{December}~~June~~, 2024.

GREEN SPRING VALLEY
HOMEOWNERS' ASSOCIATION, INC.
A Texas nonprofit corporation

By: 

Name: Steven Poer

Title: Community Manager and Agent for HOA

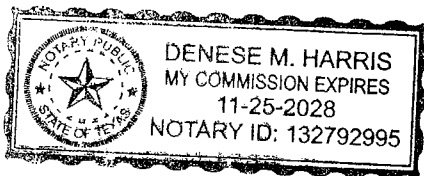
THE STATE OF TEXAS

COUNTY OF Blanco

§
§
§

CERTIFICATE OF ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME, by Steven Poer, the Community Manager and Agent for Green Spring Valley Homeowners' Association, Inc. on the 30 day of December 2024, to certify which witness my hand and seal of office.



Denese M. Harris
NOTARY PUBLIC, STATE OF TEXAS

AFTER RECORDING RETURN TO:

PMI Bluebonnet Realty
405 Main Street
Blanco, TX 78606

EXHIBIT "A"

BEXAR INSTRUMENT NUMBER	RECORDING DATE	DOCUMENT
Document No. 584348	09/04/1975	Declaration of Covenants, Conditions & Restrictions of Green Spring Valley Subdivision, Volume 7655, Page 817
Document No. 789929	07/07/1977	Certificate of Annexation to Declaration of Covenants, Conditions and Restrictions of the Green Spring Valley Subdivision, Volume 8183 Page 537
Document No. 926749	07/20/1978	First Amendment to Declaration of Covenants, Conditions and Restrictions, Green Spring Valley Subdivision, Volume 1215 Page 691
Document No. 926750	07/20/1978	First Amendment to Declaration of Covenants, Conditions and Restrictions, Green Spring Valley Subdivision, Volume 1215 Page 696
Document No. 926751	07/20/1978	First Amendment to Declaration of Covenants, Conditions and Restrictions, Green Spring Valley Subdivision, Volume 1215 Page 701
Document No. 926788	07/20/1978	First Amendment to Declaration of Covenants, Conditions and Restrictions, Green Spring Valley Subdivision, Volume 1215 Page 843
Document No. 327032	07/23/1981	Restrictive Covenants, Volume 2382 Page 1715
Document No. 376987	11/13/1981	Certificate of Annexation to Declaration of Covenants, Conditions and Restrictions of the Green Spring Valley Subdivision, (Unit 4), Volume 2461 Page 1700
Document No. 1085773	01/07/1986	Limited Waiver of Front & Rear Setback Lines, Green Spring Valley Subdivision (Unit 4), Volume 3593 Page 1401
Document No. 95- 0126817	08/25/1995	Restrictive Covenants, Volume 6515 Page 0083
Document No. 2000- 0003636	01/06/2000	Affidavit in Compliance with Section 202.006 of Title 11 of the Texas Property Code (Articles of Incorporation, ByLaws, Architectural Control Committee Guidelines for Architectural Control New Construction), recorded in Volume 8268 Page 242 recorded in the Official Public Records of Bexar County, Texas.

Document No. 20120030487	02/21/2012	Green Spring Valley Homeowners Association, Inc. Board Resolutions Adopting Architectural Regulations. Volume 15360 Page 112
Document No. 20120030488	02/21/2012	Green Spring Valley Homeowners Association, Inc. Board Resolutions Adopting Regulations for Common Area Including Pool Area and Sports Court. Volume 15360 Page 115
Document No. 20130068963	04/08/2013	Resolution of the Board of Directors of Green Spring Valley Homeowners Association, Inc. Regarding Payment Plan Guidelines; Resolution of the Board of Directors of Green Spring Valley Homeowners Association, Inc. regarding Records Retention Policy and Records Production and Copying Policy. Volume 16040 Page 1200
Document No. 20240050476	03/21/2024	Green Spring Valley Homeowners Association, Inc. Rules and Regulations for HOA Common Areas
Document No. 20240110837	06/20/2024	Resolution of the Board of Directors of Green Spring Valley Homeowners Association, Inc. Regarding Procurement Policy
Document No. 20240190467	10/16/2024	Resolution Adopting Social Media Policy for Green Spring Valley Homeowners Association, Inc.
Document No. 20240191070	10/17/2024	Amended and Restated Bylaws of Green Spring Valley Homeowners Association, Inc.

File Information

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

Document Number: 20240238114
Recorded Date: December 30, 2024
Recorded Time: 2:06 PM
Total Pages: 6
Total Fees: \$41.00

**** 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: 12/30/2024 2:06 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk