

**MANAGEMENT CERTIFICATE FOR  
THE VILLAGE PROPERTY OWNERS' ASSOCIATION, INC.**

**THE STATE OF TEXAS**

**COUNTY OF HAYS**

The undersigned, being an officer of PMI Bluebonnet Realty, managing agent of The Village Property Owners' 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:** The Village
- 2) **Name of the Association:** The Village Property Owners' Association, Inc.
- 3) **Recording Data for the Subdivision Development:**  
Woodcreek Village, Section 1 a subdivision in Hays County, Texas, according to the map or plat thereof, recorded as described below in the Plat Records of Hays County, Texas, and all amendments to or replats of said maps or plats, if any; and  
  
Woodcreek Village, Section 1A a subdivision in Hays County, Texas, according to the map or plat thereof, recorded as described below in the Plat Records of Hays 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:**  
**The Village Property Owners' Association, Inc.**  
c/o PMI Bluebonnet Realty  
405 Main Street  
Blanco, TX 78606  
[www.villagepoa.com](http://www.villagepoa.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](mailto: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

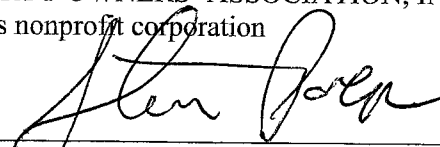
subdivision. No person should rely on this certificate for anything other than instructions for contacting the Association in connection with the transfer of title to a home in the subdivision.

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

- Association Transfer Fee: \$100.00
- Management Transfer Fee: \$275.00

This Management Certificate is effective as of the 28 day of July, 2025.

THE VILLAGE  
PROPERTY OWNERS' ASSOCIATION, INC.,  
A Texas nonprofit corporation

By:   
Name: Steven Poer  
Title: Community Manager and Agent for POA

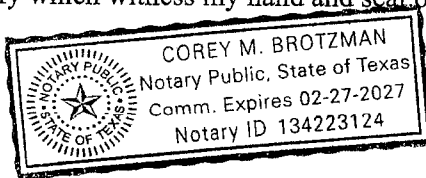
THE STATE OF TEXAS

COUNTY OF Blanco

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**CERTIFICATE OF ACKNOWLEDGMENT**

SUBSCRIBED AND SWORN TO BEFORE ME, by Steven Poer, the Community Manager and Agent for The Village Property Owners' Association, Inc., on the 28<sup>th</sup> day of July, 2025, to certify which witness my hand and seal of office.



  
NOTARY PUBLIC, STATE OF TEXAS

**AFTER RECORDING RETURN TO:**

PMI Bluebonnet Realty  
405 Main Street  
Blanco, TX 78606

**EXHIBIT "A"**

<b>HAYS INSTRUMENT NUMBER</b>	<b>RECORDING DATE</b>	<b>DOCUMENT</b>
Document No. 00258816	12/04/1987	Amendment of Restrictions for Woodcreek Village, Section One
Document No. 00258815	12/04/1987	Amendment of Restrictions for Woodcreek Village, Section One-A
Document No. 02002735	01/29/2002	Bylaws of Village Property Owners Association, Inc.
Document No. 02002734	01/29/2002	Village Property Owners Association Rules and Regulations
Document No. 02031139	11/13/2002	Amendment of Restrictions for Woodcreek Village, Section One
Document No. 02031138	11/13/2002	Amendment of Restrictions for Woodcreek Village, Section One-A
Document No. 06003819	02/10/2006	Bylaw Amendment of Article 9, Paragraph 9.03
Document No. 06003818	02/10/2006	Amended and Restated Bylaws of Village Property Owners Association, Inc.
Document No. 70031627	10/30/2007	Declaration of Restrictions, Reservations and Covenants (Woodcreek Village, Section 1)
Document No. 10034543	12/14/2010	Assignment/Power of Attorney and Lease Agreement between Country Cabins Property Owners' Association and Village Property Owners' Association, Inc.
Document No. 14018829	07/01/2014	Records Production Policy
Document No. 24028038	07/23/2024	First Amendment to the Amended and Restated Bylaws of the Village Property Owners' Association, Inc.
Document No. 25027071	07/24/2025	Resolution Adopting Payment Plan Policy for the Village Property Owners' Association, Inc.
Document No. 25027072	07/24/2025	Resolution Adopting Procurement Policy for the Village Property Owners' Association, Inc.
Document No. 25027073	07/24/2025	Resolution Adopting Records Production and Copying Policy for the Village Property Owners' Association, Inc.

**THE STATE OF TEXAS  
COUNTY OF HAYS**

I hereby certify that this instrument was FILED on the  
date and the time stamped hereon by me and was duly  
RECORDED in the Records of Hays County, Texas.

25027813 CERTIFICATE  
07/30/2025 08:56:38 AM Total Fees: \$33.00

Elaine H. Cárdenas, MBA, PhD, County Clerk  
Hays County, Texas

