

**MANAGEMENT CERTIFICATE  
FOR THE  
DEER OAKS TOWNHOMES HOMEOWNERS' ASSOCIATION, INC.  
BEXAR COUNTY, TEXAS  
(TEXAS PROPERTY CODE SECTION 209.004)**

**SCANNED**

This Property Owners' Association Management Certificate is being recorded by Deer Oaks Townhomes Homeowners' Association, Inc. (the "Association") in compliance with the terms of Chapter 209 of the Texas Property Code and supersedes any prior management certificates filed by the Association. The Association submits the following additional information.

**NAME OF SUBDIVISION:** Deer Oaks Townhomes  
**NAME OF ASSOCIATION:** Deer Oaks Townhomes Homeowners' Association, Inc.  
**SUBDIVISION RECORDING DATA:** See Exhibit "A"  
**RECORDING DATA FOR RESTRICTIONS:** See Exhibit "A"  
**NAME AND MAILING ADDRESS OF THE ASSOCIATION:**

Deer Oaks Townhomes  
% PMI Birdy Properties  
18830 Stone Oak Parkway  
San Antonio, TX 78258

**NAME MAILING ADDRESS, TELEPHONE NUMBER, AND E-MAIL OF PERSON MANAGING THE ASSOCIATION OR ITS DESIGNATED REPRESENTATIVE:**

PMI Birdy Properties  
18830 Stone Oak Parkway  
San Antonio, TX 78258  
210-524-9400  
DOT@Birdy.com

**WEBSITE ADDRESS OF THE ASSOCIATION**  
deeroakstownhomes.com

**PROPERTY TRANSFER FEE(S) CHARGED BY ASSOCIATION:**

RESALE CERTIFICATE:	\$375
RESALE CERTIFICATE UPDATE:	\$75
REFINANCE STATEMENT OF ACCOUNT:	\$75
TRANSFER FEE:	\$250

Deer Oaks Townhomes Homeowners' Association, Inc.

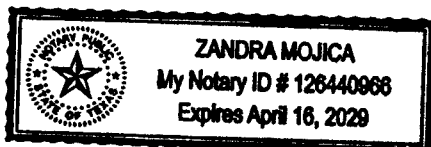
BY: \_\_\_\_\_

Print Name: Russell P. Birdy

Print Title: Managing Agent

STATE OF TEXAS §  
COUNTY OF BEXAR §

This instrument was acknowledged and signed before me on the 9th day of July, 2025 by Russell Birdy the Managing Agent of the Deer Oaks Townhomes Homeowners' Association, Inc. on behalf of the Association.



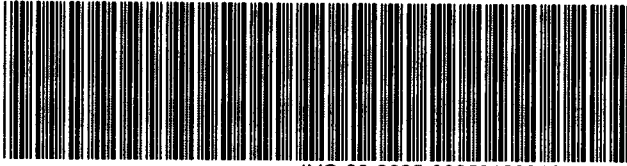
\_\_\_\_\_  
Notary Public - State of Texas

## EXHIBIT "A"

Deer Oaks Townhomes Homeowners' Association, Inc. a subdivision located in Bexar County, Texas and any other subdivisions which have been or may be subsequently annexed thereto and made subject to the authority of the Deer Oaks Townhomes Homeowners' Association, Inc. which sections were originally encumbered by dedicatory instruments filed of record in Bexar County, Texas as follow:

<b>Recording Date</b>	<b>Filed Document</b>	<b>Recording Information</b>
06/29/1983	Declaration	Doc# 601052
06/29/1983	Bylaws	Doc# 601054
01/31/2012	Document Retention Policy	Doc# 20120017479
01/31/2012	Payment Plan Policy	Doc# 20120017474
01/31/2012	Voting, Tabulation of Ballots, and Access to Ballots Policy	Doc# 20120017473
01/31/2012	Guidelines for Display of Certain Religious Items	Doc# 20120017475
01/31/2012	Records Production and Copying Policy	Doc# 20120017478
01/31/2012	Guidelines for Display of Flags	Doc# 20120017477
01/31/2012	Guidelines for Rainwater Recovery Systems	Doc# 20120017476
01/31/2012	Guidelines for Solar Energy Devices	Doc# 20120017472
12/12/2012	Bylaws, Articles of Incorporation, Payment Plan Policy, Document Retention Policy, Records Production and Copying Policy, Guidelines for Solar Energy Devices, Guidelines for Display of Certain Religious Items, Guidelines for Rainwater Recovery Systems, Guidelines for Display of Flags,	Doc# 20120242305
01/22/2013	Resolution of the Board of Directors, Collection Policy, Violation Resolution, Payment Plan Policy, Records Retention Policy, Membership Voting Policy, Violation Resolution, Architectural Guidelines	Doc# 20130014283
07/12/2013	Rules and Regulations	Doc# 20130144164
08/14/2013	Rules and Regulations	Doc#

		20130169957
12/26/2013	Records Retention Policy, Records Inspection Policy, Assessment Collection Policy, Collection Policy, Insurance Deductible Assessment Policy, Email Registration Policy, Violation Enforcement Resolution, Violation Schedule, Membership Voting Policy,	Doc# 20130260160
02/12/2016	Electronic and Telephonic Action Policy, Payment Plan Policy, Standby Electric Generators Guidelines, Solar Energy Device Guidelines, Uncurable Violation Enforcement Resolution,	Doc# 20160026531
04/04/2018	Rules and Regulations	Doc # 20180063079



\*VG-28-2025-20250128316\*

**File Information**

**FILED IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY  
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

**Document Number:** 20250128316  
**Recorded Date:** July 15, 2025  
**Recorded Time:** 11:22 AM  
**Total Pages:** 4  
**Total Fees:** \$33.00

**\*\* 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 FILED in File Number Sequence on this date and at the time stamped hereon by me and was duly RECORDED in the Official Public Record of Bexar County, Texas on:  
7/15/2025 11:22 AM



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