

PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE
for
TALLEY FIELDS HOMEOWNERS ASSOCIATION OF BEXAR COUNTY, INC.

THE STATE OF TEXAS §
 §
 COUNTY OF BEXAR §

The undersigned, BARBARA KANUTE, President of Talley Fields Homeowners Association of Bexar County, Inc., a nonprofit corporation (the "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: Old Talley, Unit 1 (commonly known as "Talley Fields")
2. Name of Association: Talley Fields Homeowners Association of Bexar County, Inc.
3. Recording Data for the Subdivision: Deed and Plat Records of Bexar County, Texas

Subdivision Name / Unit Number	Document Number	Volume	Page
Subdivision Plat of Old Talley, Unit 1	20210005262	20002	217
	20210005263	20002	218
	20210005264	20002	219
	20210005265	20002	220
	20210005266	20002	221
	20210005267	20002	222
Subdivision Plat of Old Talley, Unit 2	20220075222	20002	1677
	20220075223	20002	1678
	20220075224	20002	1679

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
Talley Fields Declaration of Covenants, Conditions, Easements and Restrictions	20210030859		
Certificate of Annexation for Talley Fields Unit 2	20220094586		
Articles and Bylaws	Document Number	Volume	Page
Affidavit in Compliance with TEX. PROP. CODE § 202.006 with attached: Certificate of Formation of Meridian Homeowners Association of Bexar County, Inc.;	20210065552		

Certificate of Amendment (changing name to Talley Fields Homeowners Association of Bexar County, Inc.); and Bylaws of Talley Fields Homeowners Association of Bexar County, Inc.			
Policies, Rules, Resolutions and Guidelines	Document Number	Volume	Page
Affidavit in Compliance with TEX. PROP. CODE § 202.006 with attached: Talley Fields Homeowners Association of Bexar County, Inc. Resolution Adopting Policies: Collection and Payment Plan Policy, Board Hearing Policy, Religious Display Policy, Security Measures Policy, Association Contracts and Solicitation of Bids Policy, Records Production and Copying Policy, and Records Retention and Destruction Policy	20210360535		
Affidavit in Compliance with TEX. PROP. CODE § 202.006 with attached: Talley Fields Homeowners Association of Bexar County, Inc. Resolution Adopting Initial Late Fee; Resolution Adopting Policies: Collection and Payment Plan Policy, Holiday Display Policy, Flag Display Policy, Generators Policy, Rainwater Recovery Systems Policy, Solar Energy Devices Policy, Swimming Pool Enclosures Policy, and Fine Policy	20240113221		
Affidavit in Compliance with TEX. PROP. CODE § 202.006 with attached: Talley Fields Homeowners Association of Bexar County, Inc. Resolution Adopting Policies: Collection and Payment Plan Policy, Holiday Display Policy, Flag Display Policy, Generators Policy, Rainwater Recovery Systems Policy, Solar Energy Devices Policy, Swimming Pool Enclosures Policy, and Fine Policy [being re-recorded to correct the Fine Policy] with attached: Corrected Fine Policy	20240156213		

5. Association Fees Related to Property Transfer:

Statement of Account with Resale/Disclosure Documents	\$375.00
CiraConnect Processing Charge	\$ 59.00
Conveyance Processing Fee (Due at Time of Closing)	\$325.00
Working Capital Assessment payable by Purchaser at Time of Closing: (in an amount equivalent to the then current Annual Assessment)	

6. Mailing Address for the Association:

Talley Fields Homeowners Association Bexar County, Inc.
PO Box 803555
Dallas, Texas 75380-3555

7. Association Management or Representative and Contact Information:

RealManage
c/o CT Corporation
PO Box 803555
Dallas, Texas 75380-3555
866-473-2573 Phone
866-919-5696 Fax
TALFIELDS@CiraMail.com

8. Association Website:

www.ciranet.com

Executed on this 30 day of August, 2024.

TALLEY FIELDS HOMEOWNERS ASSOCIATION OF BEXAR
COUNTY, INC.

By:


BARBARA KANUTE, President

STATE OF TEXAS

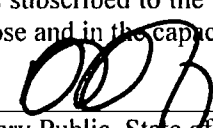
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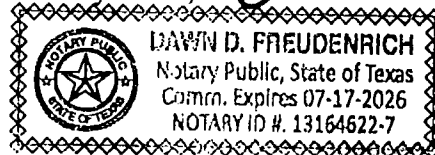
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COUNTY OF BEXAR

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BEFORE ME, the undersigned notary public, on this 30 day of August, 2024, personally appeared BARBARA KANUTE, President of TALLEY FIELDS HOMEOWNERS ASSOCIATION OF BEXAR COUNTY, INC., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and in the capacity therein expressed.


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: 20240160506
Recorded Date: September 03, 2024
Recorded Time: 11:23 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 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: 9/3/2024 11:23 AM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk