

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

THE STATE OF TEXAS §
 §
 COUNTY OF BEXAR §

The undersigned, CAROLYN THACKER, the Director of Community Association Management – San Antonio for RealManage, the Managing Agent for 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	Volume	Page
Subdivision Plat of Old Talley, Unit 1	20002	217

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		
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.; 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.	20210065552		
Policies, Rules, Resolutions and Guidelines	Document Number	Volume	Page
Affidavit in Compliance with Tex. Prop. Code § 202.006	20210360535		

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			
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5. Association Fees Related to Property Transfer:

Resale Certificate Fee	\$200.00
Transfer Fee Due at Time of Closing	\$200.00
Working Capital Assessment:	Amount equal to current annual assessment (Due from Purchaser at time of Closing)

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 18 day of JANUARY, 2022.

TALLEY FIELDS HOMEOWNERS ASSOCIATION OF BEXAR
COUNTY, INC.

By: REALMANAGE

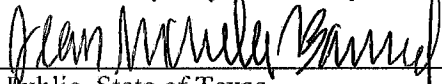
By:



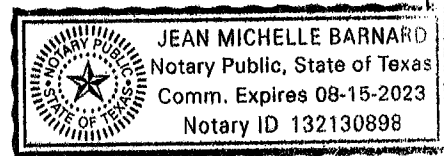
CAROLYN TRACKER, Director of Community
Management – San Antonio
RealManage, Managing Agent

STATE OF TEXAS §
 §
COUNTY OF BEXAR §

BEFORE ME, the undersigned notary public, on this 18 day of January, 2022, personally appeared CAROLYN THACKER, Director of Community Association Management – San Antonio of RealManage, the Managing Agent for 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**

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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: 1/28/2022 3:49 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk