

**MANAGEMENT CERTIFICATE FOR  
Southton Association, Inc.  
Bexar County**

**SCANNED**

**STATE OF TEXAS     §  
COUNTY OF BEXAR   §**

1.     **Name of Subdivision:**                      Southton Village (Southton Ranch)
2.     **Name of Association:**                      Southton Association Inc.
3.     **Recording Data for:**

c□     **SUBDIVISION:** Plat(s) recorded in the Official Public Records of Bexar County, Texas:  
Unit 1 - Volume 9570 Page 3; Unit 2- Volume 9574 Page 34; Unit 3- Volume 9591 Page 43;  
Unit 4- Volume 9642 Pages 39 & 40.

**d.     DECLARATION & ANY SUPPLEMENTS OR AMENDMENTS:**

- Declaration of Covenants, Conditions and Restrictions for Southton Village Subdivision, Unit 1 (Southton Ranch). Volume 12130 Page 9 et seq.(Document #20060116397), in the Official Public Records of Bexar County, Texas.

- First Amendment to Declaration of Covenants, Conditions and Restrictions for Southton Village Subdivision, Unit 1 (Southton Ranch), Volume 12488 Page 2071 et seq (Document #20060264526) recorded in the Official Public Records of Bexar County, Texas.

- Annexation and Declaration of Covenants, Conditions and Restrictions for Southton Village Subdivision, Unit 2 (Southton Ranch), Volume 12716 Page 1835 et. Seq.(Document#20070046731) recorded in the Official Public Records of Bexar County, Texas.

- Annexation and Declaration of Covenants, Conditions and Restrictions for Southton Village Subdivision, Unit 3 (Southton Ranch), Volume 13530 Page 2236 et seq(Document #20080119966) recorded in the Official Public Records of Bexar County, Texas.

- Annexation and Declaration of Covenants, Conditions and Restrictions (Southton Ranch), Annexation of Southton Village Subdivision, Unit 4; Volume 15582 Page 700 et. Seq. (Document #20120130300) recorded in the Official Public Records of Bexar County, Texas.

- Affidavit concerning the enabling documents for the establishment and operation of said non-profit corporation: Bylaws of Southton Association, Inc., Volume 12488 Page 2059 et seq (Document #20060264525) recorded in the Official Public Records of Bexar County, Texas.

- Certificate of Secretary of Southton Association, Inc. recording the Articles of Incorporation of Southton Association, Inc., Volume 12693 Page 1524 et seq (Document #20070036259) recorded in the Official Public Records of Bexar County, Texas.

- Southton Ranch Homeowners Association, Inc. Collection Policy and Payment Guidelines, Volume 15377 Page 1349 et. Seq. of the Official Public Records of Bexar County, Texas. (Document #20120038193.)

- Southton Ranch Document Retention, Access, Production and Copying Policy, Volume 15377 Page 1355 et. seq. of the Official Public Records of Bexar County, Texas. (Document #20120038194.)

- Second Amendment to Declaration of Covenants, Conditions and Restrictions for Southton Village Subdivision, Unit 1 (Southton Ranch), Document # 20190021948 Volume 12130 Page 12130 et.seq.

5.     **Name and mailing address of Association:** Southton Association, Inc., 227 N. Loop 1604 E, Suite 150, San Antonio, Texas 78232.

6. **The Association's designated representative is:** HOA Management Services, LLC, 227 N Loop 1604 E, Suite 150, San Antonio, Texas 78232; Office; 210-651-2138 Fax 210-651-2138.  
Email: [info@hoa-mgmt.com](mailto:info@hoa-mgmt.com), Website: [www.hoa-mgmt.com](http://www.hoa-mgmt.com)
7. **Resales Disclosure Package:** \$375.00  
**Homeowner Set Up / Transfer Fee:** \$275.00 Collected at Closing from the buyer
8. **Other information the Association considers appropriate for the governing, administration or operation of the subdivision and Association:** See Exhibit "A" *AC*

**Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the Southton Association, Inc., as well as performing a physical inspection of the property and common areas, prior to purchase. This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision. No person should rely on this Management Certificate for anything other than for identifying and contacting the Association.**

**Southton Association, Inc.**

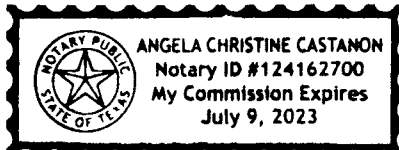
By: *Gideon Christose*

Print Name: Gideon Christose

Print Title: Managing Agent

STATE OF TEXAS §  
COUNTY OF BEXAR §

This instrument was acknowledged and signed before me on this the 16th day of May, 2022 by Gideon Christose, the Managing Agent of the Southton Association, Inc. on behalf of the Association.



*Angela C. Castanon*  
Notary Public – State of Texas

**After Recording Return To:**  
HOA Management Services, LLC  
227 N. Loop 1604 E, Ste.150  
San Antonio, TX 78232



\*VG-28-2022-20220122800\*

**File Information**

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

**Document Number:** 20220122800  
**Recorded Date:** May 16, 2022  
**Recorded Time:** 1:02 PM  
**Total Pages:** 3  
**Total Fees:** \$30.00

**\*\* 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:  
5/16/2022 1:02 PM



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