

MANAGEMENT CERTIFICATE  
OF  
HUDSON RESERVE HOMEOWNERS ASSOCIATION, INC.

The undersigned, being an officer of the Association, and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Hudson Reserve
2. The name of the association: Hudson Reserve Homeowners Association, Inc.
3. The recording data for the subdivision: Filed and Recorded in the Map and Plat Records, Official Public Records of Bexar County, Texas:

Recording Data for the Subdivision:	2 documents	Book, Volume, Page	Document No.
Bradbury Court Subdivision Unit 3A	Plat	PL_1, Vol. 20001, Page 1605	20190237362
Bradbury Court Subdivision Unit 3A	Plat	PL_1, Vol. 20001, Page 1606	20190237363

4. The recording data for the declaration and any amendments to the declaration: Filed and Recorded in the Official Public Records of Bexar County, Texas:

Recording Data for the Declaration:	5 documents	Document No.
<u>Declaration of Covenants, Conditions and Restrictions of Hudson Reserve</u> (31 pages)		20190240711
<u>Property Owners Association Management Certificate</u> (3 pages) (From Page 1) "1." "The name of the subdivision is Hudson Reserve located in Bexar County, Texas according to the map or plat thereof recorded in Volume 20001, Pages 1605-1606 of the subdivision plat of Bradbury County Unit 3A of the Deed and Plat Records of Bexar County, Texas."  {The subdivision plat is Bradbury COURT Unit 3A, per Plat Document No. 20190237362, Plat Document No. 20190237363, and Warranty Deed Document No. 20190259377}		20190255025
<u>Affidavit Regarding Authenticity of Documents</u> (9 pages) <u>Hudson Reserve Homeowners Association, Inc.</u> Payment Plan Policy; Records Retention Policy; Records Production Policy; Fee Policy		20190255026
<u>Warranty Deed</u> (3 pages) Grantor: Tenotex Partners, Inc. Grantee: Hudson Reserve Homeowners Association, Inc.		20190259377
<u>Hudson Reserve Homeowners Association, Inc.</u> <u>Fine and Enforcement Policy and Assessment Collection Policy</u> (12 pages)		20220078109

5. The name and mailing address of the association:

Hudson Reserve Owners Association, Inc.  
c/o Aquity Management Group  
1308 E. Common St., Ste. 205  
New Braunfels, TX 78130

6. The name, mailing address, telephone number, and e-mail address of the person managing the association or the association's designated representative:

Name: Aquity Management Group  
Mailing Address: 1308 E. Common St., Ste. 205  
New Braunfels, TX 78130  
Telephone Number: (830)719-4264  
E-mail Address: [info@aquitymg.com](mailto:info@aquitymg.com)

7. The website address of any Internet website on which the association's dedicatory instruments are available in accordance with Section 207.006:

Website Address: [www.aquitymanagementgroup.com](http://www.aquitymanagementgroup.com)

8. The amount and description of a fee or fees charged by the association relating to a property transfer in the subdivision:

Transfer Fee: \$450.00.  
Resale Certificate: \$350.00.

9. Other information the association considers appropriate:

Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of the Association prior to purchase.

[ACKNOWLEDGEMENT PAGE FOLLOWS]



**File Information**

**eFILED IN THE OFFICIAL PUBLIC eRECORDS OF BEXAR COUNTY  
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

**Document Number:** 20240175210  
**Recorded Date:** September 24, 2024  
**Recorded Time:** 2:44 PM  
**Total Pages:** 4  
**Total Fees:** \$33.00

**\*\* THIS PAGE IS PART OF THE DOCUMENT \*\***

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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: 9/24/2024 2:44 PM



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