

**PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE***for***POND HILL COMMERCIAL ASSOCIATION, 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 Pond Hill Commercial Association, 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:                      Pond Hill Commercial Center
2.    Name of Association:                        Pond Hill Commercial Association, Inc.
3.    Recording Data for the Subdivision:      Deed and Plat Records of Bexar County, Texas

Subdivision Name / Unit Number	Volume	Page
Subdivision Plat Establishing Shavano Park – Unit 18C, Phase 1	9574	53
Replat Subdivision Plat Establishing Shavano Park – Unit 18C Phase 1	9640	134-135
Subdivision Plat of Pond Hill Extension	9676	224-225
Subdivision Plat of Pond Hill Commercial West, Phase 1	9680	76

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
Declaration of Protective Covenants for Pond Hill Commercial Center	20060315344	12607	1301
Supplemental Declaration of Covenants, Conditions, Restrictions and Easements for Pond Hill Commercial Center – Tract 1 Properties	20150000033	17031	424
Articles and Bylaws	Document Number	Volume	Page
Certificate of Secretary of Pond Hill Commercial Association, Inc. (Bexar County), with attached: Exhibit A: Certificate of Formation for Pond Hill Commercial Association, Inc.; and	20070163060	12990	1292

Exhibit B: Bylaws of Pond Hill Commercial Association, Inc.			
<b>Policies, Rules, Resolutions, and Guidelines</b>	<b>Document Number</b>	<b>Volume</b>	<b>Page</b>
Pond Hill Commercial Association's Collection Policy and Payment Plan Guidelines	20170054853	18419	1090
Pond Hill Commercial Association, Inc. Document Retention, Access, Production and Copying Policy	20170054854	18419	1097

5. Association Fees Related to Property Transfer:

Resale Certificate Fee \$75.00  
Transfer Fee Due at Time of Closing \$50.00

6. Mailing Address for the Association:

Pond Hill Commercial Association, 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  
[ponhille@CiraMail.com](mailto:ponhille@CiraMail.com)


8. Association Website:  
[www.ciranet.com](http://www.ciranet.com)

Executed on this 30 day of Nov, 2021.

POND HILL COMMERCIAL ASSOCIATION, INC.

By: REALMANAGE

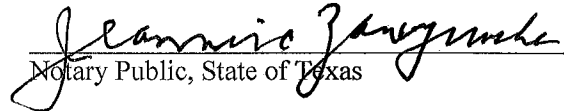
By:



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

STATE OF TEXAS           §  
  §  
COUNTY OF BEXAR       §

BEFORE ME, the undersigned notary public, on this 30 day of Nov., 2021, personally appeared CAROLYN THACKER, Director of Community Association Management – San Antonio of RealManage, the Managing Agent for POND HILL COMMERCIAL ASSOCIATION, 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:** 20210333099  
**Recorded Date:** December 01, 2021  
**Recorded Time:** 7:53 AM  
**Total Pages:** 4  
**Total Fees:** \$34.00

**\*\* 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: 12/1/2021 7:53 AM



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