

**Talise de Culebra Home Owners Association, Inc. Management Certificate**

This Property Owners' Association Management Certificate is being recorded by Talise de Culebra Home Owners Association, Inc. (the "Association") in compliance with the terms of Chapter 209 of the Texas Property Code and supersedes any prior management certificate filed by the Association. The Association submits the following additional information:

**Name of the Subdivision:** Talise de Culebra Home Owners Association, Inc.

**Name of the Association:** Talise de Culebra Home Owners Association, Inc.

**Recording Data for Association:**

The Subdivision is recorded according to the Map and Plat Records in Bexar County, Texas, as follows.

- a. 79.840 acres of land as described by metes and bounds on Exhibit "A" attached to the "Certificate of Annexation to Declaration of Covenants, Conditions and Restrictions Talise de Culebra Subdivision" recorded in the Official Public Records of Real Property of Bexar County, Texas under Clerk's File No. 20130154109 (which said Exhibit "A" is incorporated herein by reference).
- b. 60.118 acres of land as described by metes and bounds on Exhibit "A" attached to the "Certificate of Annexation to Declaration of Covenants, Conditions and Restrictions Talise de Culebra Subdivision" recorded in the Official Public Records of Real Property of Bexar County, Texas under Clerk's File No. 20140155612 (which said Exhibit "A" is incorporated herein by reference).
- c. Talise de Culebra, Unit One (1), a subdivision in Bexar County, Texas, according to the map or plat thereof, recorded in Volume 9641, Page 12 of the Plat Records of Bexar County, Texas and all amendments to or replats of said maps or plats, if any.
- d. Talise de Culebra Subdivision, Unit Two (2), a subdivision in Bexar County, Texas, according to the map or plat thereof, recorded in Volume 9667, Pages 68-70 of the Plat Records of Bexar County, Texas and all amendments to or replats of said maps or plats, if any.

- e. Talise de Culebra Subdivision, Unit 3A, a subdivision in Bexar County, Texas, according to the map or plat thereof, recorded in Volume 9666, Page 130 of the Plat Records of Bexar County, Texas and all amendments to or replats of said maps or plats, if any.
- f. Talise de Culebra Subdivision, Unit 3B & 3C, a subdivision in Bexar County, Texas, according to the map or plat thereof, recorded in Volume 9683, Page 186 of the Plat Records of Bexar County, Texas and all amendments to or replats of said maps or plats, if any.
- g. Talise de Culebra Subdivision, Unit 5B, a subdivision in Bexar County, Texas, according to the map or plat thereof, recorded in Volume 9681, Page 189 of the Plat Records of Bexar County, Texas and all amendments to or replats of said maps or plats, if any.
- h. Talise de Culebra Subdivision, Unit 6A, a subdivision in Bexar County, Texas, according to the map or plat thereof, recorded under Document No. 20180173057 of the Plat Records of Bexar County, Texas and all amendments to or replats of said maps or plats, if any.

**Recording Data for Restrictions:**

The Declarations for the Association are recorded in the Real Property Records of Bexar County, Texas, as follows:

a. Documents:

- (1) Declaration of Covenants, Conditions and Restrictions for Talise de Culebra, Unit 1.
- (2) Certificate of Annexation to Declaration of Covenants, Conditions and Restrictions Talise de Culebra Subdivision.
- (3) Certificate of Annexation to Declaration of Covenants, Conditions and Restrictions Talise de Culebra Subdivision, Unit 2.
- (4) Certificate of Annexation to Declaration of Covenants, Conditions and Restrictions Talise de Culebra Subdivision.

b. Recording Information:

- (1) Bexar County Clerk's File No. 20120189022.
- (2) Bexar County Clerk's File No. 20130154109.
- (3) Bexar County Clerk's File No. 20140074997.
- (4) Bexar County Clerk's File No. 20140155612.

**Name and Mailing Address of the Association**

Talise de Culebra Home Owners Association, Inc.  
c/o Professional Community Management  
300 E. Sonterra Blvd., Suite 250  
San Antonio, Texas 78248

**Name, Mailing Address, Telephone Number, and E-mail Address of Person Managing the Association or its Designated Representative**

Professional Community Management  
300 E. Sonterra Blvd., Suite 250  
San Antonio, Texas 78248  
210-545-1888  
[AHC.info@associa.us](mailto:AHC.info@associa.us)

**Website Address of the Association**

[www.townsq.io](http://www.townsq.io)

Property Transfer Fee(s) Charged by the Association:

New account setup fee establishing new owner's account in the association's records: \$95

Resale Certificate: \$375

Resale Certificate Update: \$75

Legacy Account Closure Fee: \$220

Refinance Statement of Account: \$75

Expedite Fee for Resale Certificate prior to 10 business day delivery obligation: \$175 for 1 day expedite  
\$125 for 3 day expedite

Executed on this the 16 day of July 2024

Talise de Culebra Home Owners Association, Inc., acting  
by and through its managing agent for Professional  
Community Management.

  
Sandra Hybner, Vice President of Operations

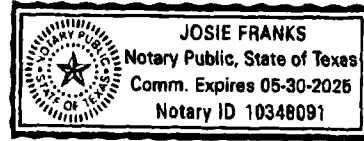
STATE OF TEXAS        §  
   § COUNTY OF  
BEXAR                    §

This instrument was acknowledged before me on the 16 day of July 2024 by Sandra Hybner, Vice President of Operations with Professional Community Management, the managing agent for Talise de Culebra Home Owners Association, Inc., a Texas nonprofit corporation, on behalf of such corporation.



Notary Public, State of Texas

**When recorded return to:**  
Professional Community Management  
c/o Associa Hill Country  
300 E. Sonterra Blvd., Suite 250  
San Antonio, Texas 78248



**File Information**

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

**Document Number:** 20240130637  
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**\*\* 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: 7/19/2024 11:29 AM



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