

**MANAGEMENT CERTIFICATE FOR THE  
CHURCHILL GARDENS (SAN ANTONIO) HOMEOWNERS ASSOCIATION, INC.  
BEXAR COUNTY, TEXAS  
(TEXAS PROPERTY CODE SECTION 209.004)**

**NAME OF SUBDIVISION:**

Churchill Gardens Subdivision

**NAME OF ASSOCIATION:**

Churchill Gardens (San Antonio) Homeowners Association, Inc.

**MAILING ADDRESS OF ASSOCIATION:**

Avid Property Management, Inc.  
21750 Hardy Oak Blvd., Suite 102-182  
San Antonio, Texas 78258

**SUBDIVISION RECORDING DATA:**

- Subdivision Plat – Volume 9540, Pages 30-31
- Vacate and Resubdivision Plat (Lot 39) – Volume 9556, Page 197

**RECORDING DATA OF DEDICATORY INSTRUMENTS:**

- Declaration of Covenants, Conditions, and Restrictions – Document No. 20020374491
- Bylaws – Document No. 20060031158

**PROPERTY MANAGER CONTACT INFORMATION:**

Name: Avid Property Management, Inc.  
c/o Melissa Espino  
Phone Number: 210-253-7814  
Mailing Address: 21750 Hardy Oak Blvd., Suite 102-182, San Antonio, Texas 78258  
E-mail Address: melissa@avidtexas.com

**ASSOCIATION'S WEBSITE:**

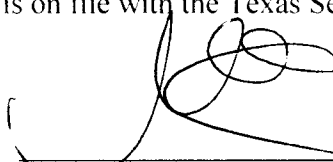
**PROPERTY TRANSFER FEES:**

- Resale Certificates (Tex. P. Code 207.003 compliant):
  - First Request: \$375.00

- Second Request: \$75.00
- Transfer Fees: \$175.00.
- Additional products and documents available at [www.HomeWiseDocs.com](http://www.HomeWiseDocs.com)

**OTHER INFORMATION:**

Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other dedicatory instruments of the Association, together with obtaining an official Resale Certificate and performing a comprehensive physical inspection of the lot/home and common areas, prior to purchase. The purpose of this Management Certificate is to comply with Section 209.004 of the Texas Property Code and to provide information sufficient for a title company to correctly identify the Subdivision and to contact its governing Association. This Management Certificate does not purport to identify every piece of information pertinent to the Subdivision. No person should rely on this Management Certificate for anything other than instructions for contacting the Association. The registered agent for the Association is on file with the Texas Secretary of State.



Melissa Espino, Managing Agent for Churchill Gardens (San Antonio) Homeowners Association, Inc.

**STATE OF TEXAS**

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**COUNTY OF BEXAR**

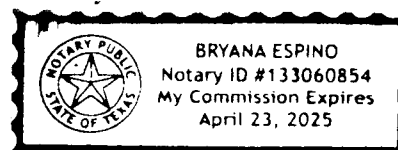
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Before me, the undersigned authority, on this day personally appeared Melissa Espino, Managing Agent of the Churchill Gardens (San Antonio) Homeowners Association, Inc., a Texas non-profit corporation, known to be the person and officer whose name is subscribed to the foregoing Management Certificate and acknowledged to me that he/she had executed the same as the act of said corporation for the purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this 2 day of June, 2022.



Notary Public, State of Texas



**File Information**

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

**Document Number:** 20220138802

**Recorded Date:** June 02, 2022

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**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 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: 6/2/2022 3:58 PM



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