

STATE OF TEXAS
COUNTY OF BEXAR

PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
For
BLUE ROCK SPRINGS HOMEOWNERS ASSOCIATION, INC.

The undersigned Association gives notice in accordance with Texas Property Code §209.004.

1. Legal Name of Subdivision: Blue Rock Springs
2. Legal Name of Association: Blue Rock Springs Homeowners Association, Inc.
3. Recording Data for Subdivision: (See Exhibit "A")
4. Recording Data for the Declaration and any/all amendments: (See Exhibit "A")
5. Name and Mailing Address of the Association:

Name: Blue Rock Springs Homeowners Association, Inc.
Mailing address: c/o PioneerBeck; 611 S. Congress Ave, Ste. 510, Austin, Texas 78704

6. Name, mailing address, telephone number, and e-mail address of the person managing the Association or the Association's Designated Representative:

Name: PioneerBeck
Mailing address: 611 S. Congress Ave, Ste. 510, Austin, Texas 78704
Phone number: 512-447-4497
Email address: association@pioneerbeck.com

7. Website Address of any Internet website on which the Association's Dedicatory Instruments are available in accordance with Section 207.006 (if Association contains 60 or more lots):
<http://engage.goenumerate.com/s/pioneerbeck>

8. Amount and description of a fee or fees charged by the Association relating to a property transfer in the Subdivision; and (note: transfer-related fees charged by the managing agent, such as resale certificate fees and updates, may not be listed. Contact the association management for all management fees):

Resale certificate: \$375 standard package or \$450 package plus (Resale Certificate and Statement of Account)
Statement of Account: (if requested. Statement provides additional information over and above the statutory resale certification information) \$75 if ordered in conjunction with resale certificate; \$200 if stand-alone
Resale certificate update: \$75
Service Fee: \$0 - \$50 depending on what is ordered (Homewise)
Lender questionnaire (if requested): \$200
Rush fee: \$35-\$110
Working Capital Contribution: amount equal to annual assessment (See Book 12937 Page 2337, document no. 20070141940).

9. Other appropriate information:

Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of Association, together with obtaining an official Resale Certificate and performing a comprehensive

physical inspection of the property and common areas, prior to purchase. The purpose of this certificate is to provide information sufficient for a title company to correctly identify the community and to contact its governing association. This certificate does not purport to identify every publicly recorded document affecting the property, or to report every piece of information pertinent to the property. No person should rely on this certificate for anything other than instructions for contacting the association in connection with the transfer of title to a home in the subdivision. The registered agent for the association is on file with the Texas Secretary of State.

This certificate is filed of record in the county where the above-described project is located. It will be valid until a management certificate is filed of record or until a termination of this management certificate is filed of record, whichever is sooner.

Blue Rock Springs Homeowners Association, Inc

By [Signature]

Printed name Kimball Dempsey

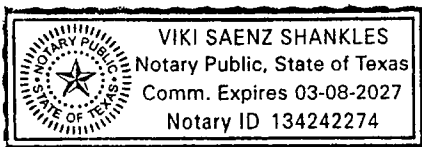
Title: Officer OR Managing agent (circle one)

Date 5/13/2024

STATE OF TEXAS

COUNTY OF Bexar

This instrument was acknowledged before me on May 13th, 2024 by Kimball Dempsey in the above stated capacity.



Notary signature [Signature]

Notary Public for the State of Texas

Printed name of notary Viki Shankles

My commission expires 03/08/2027

After recording, please return to:

Niemann & Heyer LLP
1122 Colorado, Suite 313
Austin, TX 78701

Exhibit A

1. Plat of Sulphur Springs – Unit 1 recorded in Volume 9571, Page 120; Plat of Sulphur Springs – Unit 2 recorded in Volume 9570, Page 222; Plat of Sulphur Springs – Unit 4B II recorded in Volume 9624, Page 5; Plat of Sulphur Springs – Unit 5A recorded in Volume 9643, Page 177, all in the Plat Records of Bexar County, Texas.

2. Declaration of Covenants, Conditions and Restrictions for Blue Rock Springs (Sulphur Springs Subdivision) recorded as Document No. 20060272033; Declaration of Restrictive Covenants (Blue Rock Springs - Sulphur Springs Subdivision) recorded as Document No. 20070141940; Declaration of Use Restrictions for Blue Rock Springs Subdivision (Sulphur Springs Units 1 & 2) recorded as Document No. 20060272034; Declaration of Use Restrictions for Blue Rock Springs Subdivision (Sulphur Springs Unit 4B II) recorded as Document No. 20110091283, Declaration of Use Restrictions for Blue Rock Springs Subdivision (Sulphur Springs, Unit 5A) recorded as Document No. 20120162638; Certificate of Annexation to Declaration of Covenants, Conditions and Restrictions Blue Rock Springs (Sulphur Springs Subdivision, Unit 4B II) recorded as Document No. 20110091284; Certificate of Annexation to Declaration of Covenants, Conditions and Restrictions Blue Rocks Subdivision (Sulphur Springs Subdivision, Unit 5A) recorded as Document No. 20120162637, all in the Official Pubic Records of Bexar County, Texas.

File Information

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

Document Number: 20240085579
Recorded Date: May 13, 2024
Recorded Time: 4:35 PM
Total Pages: 4
Total Fees: \$33.00

**** 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: 5/13/2024 4:35 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk