

PROPERTY OWNER'S ASSOCIATION MANAGEMENT CERTIFICATE

For

INSPIRATION HILLS TOWNHOUSE HOMEOWNERS ASSOCIATION



STATE OF TEXAS §
§
COUNTY OF BEXAR §

WHEREAS Section 209.004 of the Texas Property Code (the "Code") requires that property owner's association file a management certificate in the real property records of the county in which the property is located, and

WHEREASE Inspirational Hills Townhouse Homeowners Association, a non-profit corporation (the "Association") is a property owners' association as defined in Section 209.003 of the code and has property located in Bexar County, Texas,

NOW THEREFORE, the undersigned submits the following information pursuant to Section 209.004 of the Code which supersedes any prior Management Certificate filed by the Association.

- 1. Name of the Subdivision:** Inspiration Hills Townhouse Subdivision
- 2. Name of the Association:** Inspiration Hills Townhouse Homeowners Association
- 3. Recording Data of Plat:**
Inspiration Hills Townhouse Subdivision, City of San Antonio, Bexar County, Texas according to map or plat thereof, dated August 5, 1971, recorded in Volume 6500, Page 212, Deed and Plat Records of Bexar County, Texas.

Inspiration Hills Townhouse Subdivision, City of San Antonio, Bexar County, Texas according to map or plat thereof, dated April 3, 1973, recorded in Volume 7000, Page 75, Deed and Plat Records of Bexar County, Texas.
- 4. Recording Data of the Declarations:**
 - Declaration of Covenants, Conditions and Restrictions recorded on July 3, 1973 (dated July 2, 1973) in Volume 7129, Pages 505-518 of the Deed and Plat Records of Bexar County, Texas.
 - Amendment to the Declaration of Covenants, Conditions and Restrictions recorded on August 29, 1986 (dated May 30, 1986) in Volume 3792, Pages 671-672 of the Deed and Plat Records of Bexar County, Texas.
 - Amendment to the Declaration of Covenants, Conditions and Restrictions recorded on October 6, 2008 (dated October 5, 2009) in Volume 13709, Page 842 of the Deed and Plat Records of Bexar County, Texas.

- Amendment to the Declaration of Covenants, Conditions and Restrictions recorded on October 6, 2008 (dated October 5, 2009) in Volume 13709, Page 843 of the Deed and Plat Records of Bexar County, Texas.

5. Name and Address of the Association:

Inspiration Hills Townhouse Homeowners Association
104 Sunnyland Dr.
San Antonio, Texas 78228

6. Name, Address, and contact information of Association Designated Representative or Manager:

William E. Dieterle
Inspiration Hills Townhouse Homeowners Association
104 Sunnyland Dr.
San Antonio, Texas 78228

Phone: 210-355-8877

Email: ihtownhouse12@gmail.com

7. Amount and description of fees:

Fee	Amount	Description
Resale Certificate	\$250	Package in compliance with code: 30-day response
Rush Request	\$350	Package in compliance with code: 5-business days response

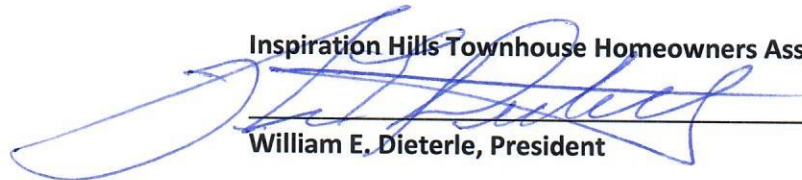
8. Other information the association considers appropriate.

- New owners are responsible for providing their name, email address and cell phone numbers to the Association representative.
- There are two homeowner associations that apply to each townhouse owner. The first is the **Inspiration Hills Homes Association (IHHA)**. The second homeowner association is **Inspiration Hills Townhome Homeowners Association (IHTHA)**.
- There are two assessments for **IHTHA**. The first is an **IHTHA monthly** assessment. The **annual IHHA** assessment is included in the **IHTHA** monthly assessment.
- The second **IHTHA** assessment is due annually in July/August and applies only to the townhouse structure that includes 100, 102, 104, 106, 108, 110, 114, and 116 Sunnyland Dr. **IHTHA** arranges for a single insurance policy covering the exterior of all eight units. This policy, known as structural insurance, covers fire and extended coverage under a Master Insurance Policy which are joined by party walls. This insurance does not cover any contents or personal items within each unit. **It is the responsibility of each townhouse owner** to arrange their own insurance that will cover the interior and personal belongings. The type of insurance policy used to cover interior improvements and personal belongings is commonly called a condominium policy.
- In contrast, the other four units that are part of **IHTHA** (118, 120, 122, 124 Sunnyland Dr.) each are required to purchase individual insurance policies (refer to the "Declaration of Covenants, Conditions and Restrictions"). Each owner shall provide the Association **a copy of**

the policy and provide an endorsement naming IHTHA as Loss Payee each time it is written or renewed.

Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the association, as well as perform a physical inspection of the property and common areas, prior to purchase. The Management Certificate does not purport to identify every publicly recorded document affecting the subdivision/association. No person should rely on the Management Certificate for anything other than for identifying and contacting the Association.


Executed this 6 day of June 2024.

Inspiration Hills Townhouse Homeowners Association

William E. Dieterle, President

STATE OF TEXAS §
 §
COUNTY OF BEXAR §

Before me, the undersigned authority, on this day personally appeared William E. Dieterle, President of Inspiration Hills Townhouse Homeowners' Association, a Texas corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he had executed the same as the act of said corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this 6th day of June 2024.

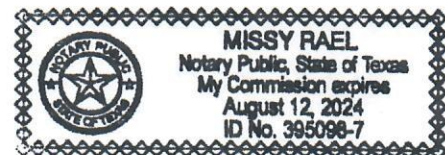


NOTARY PUBLIC, STATE OF TEXAS

Printed Name: Missy Rael
My Commission expires: August 12, 2024

AFTER RECORDING RETURN TO:

Inspiration Hills Townhouse Homeowners' Association
Attn: Maggie Joseph
104 Sunnyland Dr.
San Antonio, Texas 78228





VG-76-2024-20240102271

File Information

FILED IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY LUCY ADAME-CLARK, BEXAR COUNTY CLERK

Document Number: 20240102271
Recorded Date: June 06, 2024
Recorded Time: 12:25 PM
Total Pages: 4
Total Fees: \$33.00

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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 FILED in File Number Sequence on this date and at the time stamped hereon by me and was duly RECORDED in the Official Public Record of Bexar County, Texas on:
6/6/2024 12:25 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk