

**MANAGEMENT CERTIFICATE  
FOR THE  
TEXAS HERITAGE PROPERTY OWNERS ASSOCIATION, INC.  
GUADALUPE COUNTY, TEXAS  
(TEXAS PROPERTY CODE SECTION 209.004)**

**NAME OF SUBDIVISION:**

Texas Heritage Subdivision

**NAME OF ASSOCIATION:**

Texas Heritage Property Owners Association, Inc.

**MAILING ADDRESS OF ASSOCIATION:**

c/o Avid Property Management, Inc.  
21750 Hardy Oak Blvd, Suite 102-182  
San Antonio, TX 78258

**SUBDIVISION RECORDING DATA:**

- Plat – Vol. 6, Page 388
- Unit 2 Plat – Vol. 2713, Page 503
- Vacate and Replat – Vol. 2713, Page 503
- Vacate and Replat – Document No. 202199008694

**RECORDING DATA OF DEDICATORY INSTRUMENTS:**

- Declaration – Vol. 1668, Page 0365
- Declaration of Addition to Property Subject to the Declaration – Vol. 2614, Page 0108
- First Amendment to Declaration – Vol. 4066, Page 1025
- Records Production Policy – Document No.2014022260
- Affidavit in Compliance – Document No.2017020698
  - Articles of Incorporation
  - Bylaws
  - Hanger Owner's Covenants, Conditions, and Restrictions
  - THPOA Equipment Use Policy
  - Amendment to THPOA Bylaws
  - Airport Rules
  - Information & Requirements for Contractors
- Mutal Access and Gate Agreement – Document No.2018000504
- Affidavit in Compliance – Document No.202399016292
  - Record Production and Copying Policy

**PROPERTY MANAGER CONTACT INFORMATION:**

Name: Avid Property Management, Inc.  
c/o Melissa Espino  
Phone Number: (210) 253-7811  
Mailing Address: 21750 Hardy Oak Blvd, Ste. 102-182  
E-mail Address: cs@avidtexas.com

**ASSOCIATION'S WEBSITE:**

www.avidtexas.com

**PROPERTY TRANSFER FEES:**

- Resale Certificates (Tex. P. Code 207.003 compliant):
  - First Request: \$375.00
  - Second Request: \$75.00
- Transfer Fees: \$225.00
- Additional products and documents available upon request to the Property Manager

**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 the  
Texas Heritage Property Owners Association, Inc.

STATE OF TEXAS                   §  
   §  
COUNTY OF BEXAR           §

Before me, the undersigned authority, on this day personally appeared Melissa Espino, Managing Agent for the Texas Heritage Property Owners Association, Inc., a Texas nonprofit 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 \_\_\_\_ day of February, 2024.

---

Notary Public, State of Texas