

SCANNED

**AMENDED AND RESTATED MANAGEMENT CERTIFICATE
MOCKINGBIRD POND CONDOMINIUM ASSOCIATION**

The undersigned, being an officer of Mockingbird Pond Condominium Association, and in accordance with Section 82.116 of the Texas Uniform Condominium Act, does hereby certify as follows:

1. The name of the condominium: Mockingbird Pond Condominiums
2. The name of the association: Mockingbird Pond Condominium Association
3. The location of the condominium: 7711 Callaghan Road, Attn: OFFICE, San Antonio, TX 78229
4. The recording data for the declaration:
 - a. Declaration filed July 29, 1974. Book: Condo. Volume: 2. Page 301.
 - b. Amended Declaration filed November 24, 1975. Book: Condo. Volume: 2. Page 731.
 - c. Amended Declaration filed July 17, 1978. Book: Condo. Volume: 3. Page: 233.
 - d. Declaration and By-law Amendment filed January 11, 1982. Book: Condo. Volume: 7. Page: 533.
 - e. Declaration Amendment filed April 7, 1992. Book: OPR. Volume: 5305. Page: 1968.
5. The mailing address of the association: Mockingbird Pond Condominium Association, 7711 Callaghan Road, Attn: OFFICE, San Antonio, TX 78229.

Transfer Fee. A transfer fee is to be collected each time a unit is sold. The transfer fee is to be made payable to Mockingbird Pond Condominium Association at the time of closing. The fee is to be disclosed at the time of the resale request.

THIS DOCUMENT AMENDS AND RESTATES IN ITS ENTIRETY THAT CERTAIN MANAGEMENT CERTIFICATE OF MOCKINGBIRD POND CONDOMINIUM ASSOCIATION RECORDED UNDER DOCUMENT NO. 20190236769, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS

Margaret A. Scott
Signed
Margaret A. Q. Scott, Esq.
President, Mockingbird Pond Condominium Association

02/09/2023
Date

THE STATE OF TEXAS

COUNTY OF BEXAR

This instrument was acknowledged before me on 9th day of FEBRUARY, 2023 by Margaret Scott, Esq., as President of Mockingbird Pond Condominium Association.

[SEAL]



[Signature]
Notary Public Signature

**AFTER RECORDING RETURN TO:
MOCKINGBIRD POND CONDOMINIUM ASSOCIATION
MARGARET A. Q. SCOTT, ESQ., PRESIDENT
7711 CALLAGHAN ROAD, ATTN: OFFICE
SAN ANTONIO, TX 78229**



VG-87-2023-20230021966

File Information

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

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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:
2/9/2023 1:10 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk