

**MANAGEMENT CERTIFICATE FOR
PECAN SPRINGS HOMEOWNERS' ASSOCIATION, INC.**

The following information is being provided pursuant to Section 209.004, Texas Property Code:

1. Name of subdivision: Pecan Springs
2. Name of the association: Pecan Springs Homeowners' Association, Inc.
3. Mailing address: P.O. Box 591970
San Antonio, TX 78259
4. Subdivision plat information: Unit 1: Volume 20002, Pages 102-104;
Unit 1A: Volume 20002, Pages 679-680;
Unit 1B: Volume 20002, Page 1320;
Unit 1C: Volume 20003, Page 162;
Unit 2: Volume 20002, Pages 1066-1071;
Unit 2A: Volume 20002, Pages 1321-1322;
Unit 3: Volume 20002, Pages 1747-1749;
Unit 3A: Volume 20002, Pages 2444-2445;
Unit 3B: Volume 20003, Pages 88-91;
Unit 3C: Volume 20003, Page 432; and,
Unit 4: Volume 20003, Pages 1496-1499, Plat
Records of Bexar County, Texas

A 2.019 acre tract of land as described in Exhibit "A"
of Certificate of Annexation to Declaration of
Covenants, Conditions, Easements and Restrictions
for Pecan Springs Unit 1, P.U.D. (Annexing 2.019
Acres), executed on December 15, 2020, recorded in
Document Number 20200308845, Official Public
Records of Bexar County, Texas;

A 0.121 acre tract of land as described in Exhibit "A-
2" of Certificate of Annexation to Declaration of
Covenants, Conditions, Easements and Restrictions
for Pecan Springs Unit 1, P.U.D. (Annexing 0.121
Acre Tract), executed on December 20, 2021,
recorded in Document Number 20210355731,
Official Public Records of Bexar County, Texas;

A 0.311 acre tract of land as described in Exhibit "A-
2" of Certificate of Annexation to Declaration of
Covenants, Conditions, Easements and Restrictions
for Pecan Springs Unit 1, P.U.D. (Annexing 0.311
Acres), executed on March 2, 2022, recorded in

Document Number 20220057293, Official Public Records of Bexar County, Texas;

A 0.760 acre tract of land as described in Exhibit "A-2" of Certificate of Annexation to Declaration of Covenants, Conditions, Easements and Restrictions for Pecan Springs Unit 1, P.U.D. (Annexing 0.760 Acres), executed on May 6, 2022, recorded in Document Number 20220116757, Official Public Records of Bexar County, Texas; and,

A 1.415 acre tract of land as described in Exhibit "A-2" of Certificate of Annexation to Declaration of Covenants, Conditions, Easements and Restrictions for Pecan Springs Unit 1, P.U.D. (Annexing 1.415 Acres), executed to be effective on July 30, 2024, recorded in Document Number 20240139815, Official Public Records of Bexar County, Texas

5. Declaration information:

Unit 1: Declaration of Covenants, Conditions, Easements and Restrictions for Planned Unit Development of Pecan Springs Unit 1, P.U.D., executed on November 19, 2020, recorded in Document Number 20200284526, Official Public Records of Bexar County, Texas

2.019 Acre Tract: Certificate of Annexation to Declaration of Covenants, Conditions, Easements and Restrictions for Pecan Springs Unit 1, P.U.D. (Annexing 2.019 Acres), executed on December 15 2020, recorded in Document Number 20200308845, Official Public Records of Bexar County, Texas

Unit 1A: Certificate of Annexation to Declaration of Covenants, Conditions, Easements and Restrictions for Pecan Springs Unit 1, P.U.D. (Annexing Pecan Springs Unit 1A, Enclave), executed on May 26, 2021, recorded in Document Number 20210143736, Official Public Records of Bexar County, Texas

Unit 1B: Certificate of Annexation to Declaration of Covenants, Conditions, Easements and Restrictions for Pecan Springs Unit 1, P.U.D. (Annexing Pecan Springs Unit 1B), executed on December 17, 2021, recorded in Document Number 20210350962, Official Public Records of Bexar County, Texas

0.760 Acre Tract: Certificate of Annexation to Declaration of Covenants, Conditions, Easements and Restrictions for Pecan Springs Unit 1, P.U.D. (Annexing 0.760 Acres), executed on May 6, 2022, recorded in Document Number 20220116757, Official Public Records of Bexar County, Texas

Unit 1C: Certificate of Annexation to Declaration of Covenants, Conditions, Easements and Restrictions for Pecan Springs Unit 1, P.U.D. (Annexing Pecan Springs Unit 1C), executed on February 21, 2023, recorded in Document Number 20230028768, Official Public Records of Bexar County, Texas

Unit 2: Certificate of Annexation to Declaration of Covenants, Conditions, Easements and Restrictions for Pecan Springs Unit 1, P.U.D. (Annexing Pecan Springs Unit 2), executed on September 22, 2021, recorded in Document Number 20210264729, Official Public Records of Bexar County, Texas

Unit 2A: Certificate of Annexation to Declaration of Covenants, Conditions, Easements and Restrictions for Pecan Springs Unit 1, P.U.D. (Annexing Pecan Springs Unit 2A), executed on December 17, 2021, recorded in Document Number 20210350972, Official Public Records of Bexar County, Texas

0.121 Acre Tract: Certificate of Annexation to Declaration of Covenants, Conditions, Easements and Restrictions for Pecan Springs Unit 1, P.U.D. (Annexing 0.121 Acre Tract), executed on December 20, 2021, recorded in Document Number 20210355731, Official Public Records of Bexar County, Texas

0.311 Acre Tract: Certificate of Annexation to Declaration of Covenants, Conditions, Easements and Restrictions for Pecan Springs Unit 1, P.U.D. (Annexing 0.311 Acres), executed on March 2, 2022, recorded in Document Number 20220057293, Official Public Records of Bexar County, Texas

Unit 3: Certificate of Annexation to Declaration of Covenants, Conditions, Easements and Restrictions for Pecan Springs Unit 1, P.U.D. (Annexing Pecan Springs Unit 3), executed on April 18, 2022, recorded in Document Number 20220098173, Official Public Records of Bexar County, Texas, as amended by Clarification of and First Amendment to Certificate of Annexation to Declaration of Covenants, Conditions, Easements and Restrictions for Pecan Springs Unit 1, P.U.D. (Annexing Pecan Springs Unit 3), executed on May 5, 2022, recorded in Document Number 20220114207, Official Public Records of Bexar County, Texas

Unit 3A: Certificate of Annexation to Declaration of Covenants, Conditions, Easements and Restrictions for Pecan Springs Unit 1, P.U.D. (Annexing Pecan Springs Unit 3A), executed on November 4, 2022, recorded in Document Number 20220262474, Official Public Records of Bexar County, Texas

Unit 3B: Certificate of Annexation to Declaration of Covenants, Conditions, Easements and Restrictions for Pecan Springs Unit 1, P.U.D. (Annexing Pecan Springs Unit 3B), executed on February 3, 2023, recorded in Document Number 20230018734, Official Public Records of Bexar County, Texas

Unit 3C: Certificate of Annexation to Declaration of Covenants, Conditions, Easements and Restrictions for Pecan Springs Unit 1, P.U.D. (Annexing Pecan Springs Unit 3C), executed on May 23, 2023, recorded in Document Number 20230092792, Official Public Records of Bexar County, Texas

Unit 4: Certificate of Annexation to Declaration of Covenants, Conditions, Easements and Restrictions for Pecan Springs Unit 1, P.U.D. (Annexing Pecan Springs Unit 4), executed on May 20, 2024, recorded in Document Number 20240090203, Official Public Records of Bexar County, Texas

1.415 Acre Tract: Certificate of Annexation to Declaration of Covenants, Conditions, Easements and Restrictions for Pecan Springs Unit 1, P.U.D. (Annexing 1.415 Acres), executed to be effective on July 30, 2024, recorded in Document Number 20240139815, Official Public Records of Bexar County, Texas

6. Association management or representative:

Neighborhood Association Management, LLC
P.O. Box 591970
San Antonio, TX 78259
Telephone: (210) 942-5944
Email: Steve@nbhdam.com

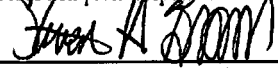
7. Website address:

www.pecansprings.eunify.net

8. Property transfer fees:

Property Transfer Fee: \$300.00
Resale Fee: \$300.00

PECAN SPRINGS HOMEOWNERS'
ASSOCIATION, INC.,
a Texas non-profit corporation


By: Steven H. Brown, Managing Agent

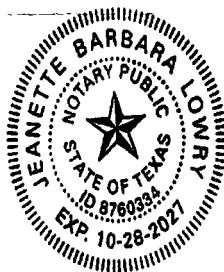
STATE OF TEXAS §
 §
COUNTY OF BEXAR §

Before me, the undersigned notary public, on this day personally appeared Steven H. Brown, Managing Agent of Pecan Springs Homeowners' Association, Inc., known to me or proved to me by presentation to me of a governmentally-issued identification card to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed it for the purposes and consideration expressed in it.

Given under my hand and seal of office the 31st day of December, 2024.

Janette Barbara Lowmy
Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Allen, Stein & Durbin, P.C.
Attorneys at Law
P.O. Box 101507
San Antonio, TX 78201



6424.001/2651811

File Information

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

Document Number: 20250003493
Recorded Date: January 08, 2025
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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 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: 1/8/2025 12:50 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk