

**MANAGEMENT CERTIFICATE FOR
BLUE ROCK SPRINGS HOMEOWNERS ASSOCIATION, INC.**

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

1. Name of subdivision: Blue Rock Springs
2. Name of the association: Blue Rock Springs Homeowners Association, Inc.
3. Mailing address: P.O. Box 421150
Minneapolis, MN 55442
4. Subdivision plat information: Unit 1: Volume 9570, Pages 12-15, as amended by
Volume 9571, Pages 120-125;
Unit 2: Volume 9570, Page 222;
Unit 3: Volume 9570, Page 181;
Unit 4A: Volume 9613, Page 182;
Unit 4B II: Volume 9624, Page 5; and,
Unit 5A: Volume 9643, Page 177, Deeds and Plats
Records of Bexar County, Texas
5. Declaration information:

Units 1 & 2: Declaration of Covenants, Conditions
and Restrictions for Blue Rock Springs (Sulphur
Springs Subdivision), executed on October 23, 2006,
recorded in Volume 12507, Page 1699, Official
Public Records of Real Property of Bexar County,
Texas

Declaration of Restrictive Covenants [Blue Rock
Springs - Sulphur Springs Subdivision], executed to
be effective June 19, 2007, recorded in Volume
12937, Page 2337, Official Public Records of Real
Property of Bexar County, Texas

Declaration of Use Restrictions for Blue Rock
Springs Subdivision (Sulphur Springs, Units 1 & 2),
executed October 23, 2006, recorded in Volume
12507, Page 1711, Official Public Records of Real
Property of Bexar County, Texas and amended by
Correction Declaration of Use Restrictions for Blue
Rock Springs Subdivision (Sulphur Springs, Units 1
& 2), executed July 11, 2007, recorded in Volume
13002, Page 1718, Official Public Records of Real
Property of Bexar County, Texas

Unit 3: Certificate of Annexation to Declaration of
Covenants, Conditions and Restrictions for Blue
Rock Springs (Sulphur Springs Subdivision, Unit 3),
executed on July 11, 2007, recorded in Volume
13002, Page 1765, Official Public Records of Real
Property of Bexar County, Texas

Declaration of Use Restrictions for Blue Rock
Springs Subdivision (Sulphur Springs, Unit 3),
executed on July 11, 2007, recorded in Volume
13002, Page 1799, Official Public Records of Real
Property of Bexar County, Texas

Unit 4A: Certificate of Annexation to Declaration of Covenants, Conditions and Restrictions for Blue Rock Springs (Sulphur Springs Subdivision, Unit 4A), executed on May 18, 2010, recorded in Volume 14481, Page 701, Official Public Records of Real Property of Bexar County, Texas,

Declaration of Use Restrictions for Blue Rock Springs Subdivision (Sulphur Springs, Unit 4A), executed on May 18, 2010, recorded in Volume 14481, Page 704, Official Public Records of Real Property of Bexar County, Texas

Unit 4B II: Certificate of Annexation to Declaration of Covenants, Conditions and Restrictions for Blue Rock Springs (Sulphur Springs Subdivision, Unit 4B II), executed on May 27, 2011, recorded in Volume 14978, Page 2269, Official Public Records of Real Property of Bexar County, Texas

Declaration for Use Restrictions for Blue Rock Springs Subdivision (Sulphur Springs, Unit 4B II), executed on May 27, 2011, recorded in Volume 14978, Page 2253, Official Public Records of Real Property of Bexar County, Texas

Unit 5A: Certificate of Annexation to Declaration of Covenants, Conditions and Restrictions for Blue Rock Springs (Sulphur Springs Subdivision, Unit 5A), executed on August 20, 2012, recorded in Volume 15654, Page 2324, Official Public Records of Real Property of Bexar County, Texas,

Declaration of Use Restrictions for Blue Rock Springs Subdivision, (Sulphur Springs, Unit 5A), executed on August 20, 2012, recorded in Volume 15654, Page 2328, Official Public Records of Real Property of Bexar County, Texas

6. Association management or representative:

RowCal Management TX, LLC
P.O. Box 421150
Minneapolis, MN 55442
Telephone: (512) 580-4212
Email: brad.smilgin@rowcal.com

7. Website address:

www.rowcal.com

8. Property transfer fees:

Transfer fee: \$275.00
Resale certificate package: \$375.00
Optional premier PLUS resale certificate package: \$375.00 plus additional \$75.00
Resale certificate RUSH fee: \$75.00 - \$125.00
Resale certificate UPDATE fee (1-180 days): \$75.00
HW processing fee: \$20-\$50
HW convenience Fee: \$9.95

BLUE ROCK SPRINGS HOMEOWNERS
ASSOCIATION, INC. a Texas non-profit
Corporation

By: Brad Smilgin, Managing Agent

STATE OF TEXAS §
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COUNTY OF BEXAR §

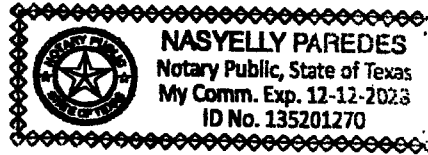
Before me, the undersigned notary public, on this day personally appeared Brad Smilgin, Managing Agent of Blue Rock Springs Homeowners Association, Inc., known to me or proved to me by presentation to me of a governmentally-issued identification card to be the person whose name is subscribed to the foregoing 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 28th day of March, 2025.

Nasyelly Paredes
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

6355.001.2684407



File Information

**eFILED IN THE OFFICIAL PUBLIC eRECORDS 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 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: 3/31/2025 11:09 AM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk