

PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE
for
COUNTRYSIDE SAN PEDRO HOMEOWNERS ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
 COUNTY OF BEXAR §

The undersigned, being the President of Countryside San Pedro Homeowners Association, Inc., a non-profit corporation ("Association") organized and existing under the laws of the State of Texas, submits the following information pursuant to TEX. PROP. CODE § 209.004 which supersedes any prior Management Certificate filed by the Association:

1. Name of the Subdivision: Countryside San Pedro
2. Name of Association: Countryside San Pedro Homeowners Association, Inc.
3. Recording Data for the Subdivision: Deed and Plat Records of Bexar County, Texas

Subdivision Name, and Unit Number	Volume	Page
Countryside San Pedro Unit 1	6900	157
Countryside San Pedro Unit 1 [Patio Homes] [Lots 10 through 14, Block 2, NCB 16032]	8100	62
Countryside San Pedro Unit 2	7500	206
Countryside San Pedro Unit 3 [Homes Other Than Patio Homes]	7800	90
Countryside San Pedro Unit 3 [(Patio Homes]	7900	90
Countryside San Pedro Unit 4 [Bluff Lot Homes]	7900	206
	8000	170
Countryside San Pedro Unit 4 [Homes Other Than Patio Homes]	7900	206
	8000	170
Countryside San Pedro Unit 4 [Patio Homes]	7900	206
	8000	170

4. Recording Data for the Declaration, Amendments, Articles, Bylaws and Policies as of the date hereof: Recorded in the Official Public Records of Real Property of Bexar County, Texas

Covenants, Conditions, and Restrictions	Document Number	Volume	Page
Countryside San Pedro Unit 1 Restrictive Covenants for Lots 1 through 32, Block 1, NCB 16031; Lots 1 through 9, Block 2, NCB 16032; Lots 1 through 7, Block 3, NCB 16033; and Lot 1, Block 4, NCB 16034	323877	7043	460
Countryside San Pedro Unit 1 Restrictive Covenants for Lots 1 through 32, Block 1, NCB 16031; Lots 1 through 8, Block 2, NCB 16032; Lots 1 through 7, Block 3, NCB 16033; and Lot 1, Block 4, NCB 16034	348767	7099	897

Countryside San Pedro Subdivision Unit 1 Property Owners Association Declaration	374244	7159	339
Countryside San Pedro Unit 1 Amendment to Restrictive Covenants for Lots 1 through 32, Block 1, NCB 16031; Lots 1 through 8, Block 2, NCB 16032; Lots 1 through 7, Block 3, NCB 16033; and Lot 1, Block 4, NCB 16034	427382	7279	172
Countryside San Pedro Unit 1 Restrictive Covenants for Patio Homes Lots 10 through 14, Block 2, NCB 16032	876844	1068	147
Countryside San Pedro Unit 2 Restrictive Covenants for Lots 33 through 37, Block 1, NCB 16031; Lots 8 through 23, Block 3, NCB 16033; Lots 5 through 24, Block 4, NCB 16034; and Lots 1 through 3, Block 5, NCB 16035	569437	7621	473
Countryside San Pedro Unit 3 Restrictive Covenants for Homes Other Than Patio Homes Lots 26 through 31, Block 4, NCB 16034; Lots 4 through 7, Block 5, NCB 16035; Lots 1 through 12, Block 6, NCB 16036; Lots 1 through 5, Block 7, NCB 16687; and Lots 1 and 15, Block 9, NCB 16689	745103	8023	890
Countryside San Pedro Unit 3 Restrictive Covenants for Patio Homes Lots 1 through 7, Block 8, NCB 16688	745102	8023	882
Countryside San Pedro Unit 4 Restrictive Covenants for Bluff Lot Homes Lots 1, 2, 3 and 4, Block 10, NCB 16690	816894	8245	370
Countryside San Pedro Unit 4 Restrictive Covenants for Homes Other Than Patio Homes Lots 10 through 14 and Lots 23 through 25, Block 5, NCB 16035; Lots 4 through 7, Block 11, NCB 16691; and Lots 2 through 4, 12 through 14, 16 through 21, and 24 through 29, Block 9, NCB 16689	816895	8245	378
Countryside San Pedro Unit 4 Restrictive Covenants for Patio Homes Lots 5 through 11, Block 9, NCB 16689; Lots 8 through 14, Block 8, NCB 16688 and Lots 17 through 22 and Lot 26, Block 5, NCB 16035	816896	8245	386
Articles, and Bylaws	Document Number	Volume	Page
202 Affidavit in Compliance with Tex. Prop. Code § 202.006 with attached: Certificate of Incorporation of Countryside San Pedro Property Owners Association; and By-Laws of Countryside San Pedro Property Owners Association	20220054953		
Policies, Rules, Resolutions, and Guidelines	Document Number	Volume	Page
Countryside San Pedro Property Owners Association Records Production and Copying Policy	20110205084	15227	496
Countryside San Pedro Property Owners Association Document Retention Policy	20110205085	15227	501

Affidavit in Compliance with Tex. Prop. Code § 202.006 with attached: Countryside San Pedro Property Owners Association Resolution Adopting: Collection and Payment Plan Policy, Board Hearing Policy, Religious Display Policy, Security Measures Policy, Swimming Pool Enclosures Policy, and Association Contracts and Solicitation of Bids Policy	20220017848		
---	-------------	--	--

5. Association Fees Relating to Property Transfer:

Resale Certificate Fees \$175.00
Transfer Fee Due at Time of Closing \$0.00

6. Mailing Address for the Association:

Countryside San Pedro Property Owners Association
P.O. Box 160413
San Antonio, Texas 78280-2613

7. Association Management or Representative and Contact Information:

Tom Marler
Countryside San Pedro Property Owners Association
P.O. Box 160414
San Antonio, Texas 78280-2613
Phone: 210-857-4048
Email: Countrysidepoa@countrysidepoa.org

8. Association Website:

www.countrysidesanpedro.org

Executed on this 8th day of March, 2022.

COUNTRYSIDE SAN PEDRO PROPERTY OWNERS
ASSOCIATION

By:


TIMOTHY GEPPERT

Its:

Treasurer

ACKNOWLEDGMENT

THE STATE OF TEXAS
COUNTY OF BEXAR

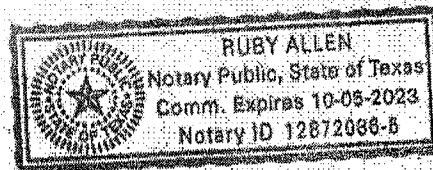
§
§

BEFORE ME, the undersigned authority, on this day personally appeared TIMOTHY GEPPERT, Treasurer of the COUNTRYSIDE SAN PEDRO PROPERTY OWNERS ASSOCIATION, who, after being duly sworn, acknowledged and stated under oath that he has read the above and foregoing Affidavit and that every factual statement contained therein is within his personal knowledge and is true and correct.

ACKNOWLEDGED, SUBSCRIBED AND SWORN TO BEFORE ME, a Notary Public, on this the 8th day of March, 2022.

Ruby Allen
NOTARY PUBLIC, STATE OF TEXAS

After Recording, Return To:
Michael B. Thurman
Thurman & Phillips, P.C.
4093 De Zavala Road
Shavano Park, Texas 78249
Phone: 210-3410-2020



File Information

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

Document Number: 20220061131
Recorded Date: March 10, 2022
Recorded Time: 1:42 PM
Total Pages: 5
Total Fees: \$38.00

**** THIS PAGE IS PART OF THE DOCUMENT ****

**** Do Not Remove ****

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: 3/10/2022 1:42 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk