

PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE
for
SHAVANO HIGHLANDS HOMEOWNERS ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
 COUNTY OF BEXAR §

The undersigned, BARBARA KANUTE, President of Shavano Highlands Homeowners Association, Inc., a nonprofit corporation (the "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: Shavano Highlands, PUD
2. Name of Association: Shavano Highlands Homeowners Association, Inc.
3. Recording Data for the Subdivision: Deed and Plat Records of Bexar County, Texas

Subdivision Name	Document Number	Volume	Page
Subdivision Plat Establishing Shavano Highlands Unit 1 PUD	20140153626	9673	209
	20140153627	9673	210
	20140153628	9673	211
	20140153629	9673	212
Subdivision Plat of Shavano Highlands Unit 1A PUD	20150224422	9693	95
Subdivision Plat of Shavano Highlands Unit 2 & 3 PUD	20160182313	9705	174
	20160182314	9705	175
	20160182315	9705	176
	20160182316	9705	177
	20160182317	9705	178
	20160182318	9705	179
Amending Plat of Shavano Highlands Unit 2 & 3 PUD	20210194757	20002	907
Replat and Subdivision Plat of Shavano Highlands, Unit-4 (PUD)	20180131748	20001	242
	20180131749	20001	243
	20180131750	20001	244
Replat and Subdivision Plat of Shavano Highlands, Unit-5 (Enclave)	20190102096	20001	1109
	20190102097	20001	1110
	20190102098	20001	1111
Subdivision Plat of Shavano Highlands, Unit-6A (Enclave)	20220042046	20002	1585
	20220042047	20002	1586
Replat Establishing Shavano Highlands, Unit-6A Repat (Enc)	20220279076	20002	2533
Subdivision Plat of Shavano Highlands Unit 6B (Enclave)	2023032387	20003	644
	2023032388	20003	645

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

Covenants, Conditions, Restrictions and Easements	Document Number	Volume	Page
Amended and Restated Master Declaration of Covenants, Conditions, Easements and Restrictions (Shavano Highlands Property Owners Association, Inc.)	20150123304	17333	1462
Amended and Restated Shavano Highlands Unit 1 Declaration of Covenants, Conditions, Easements and Restrictions	20150123587	17334	898
Certificate of Annexation and Supplemental Declaration for Shavano Highlands Unit 1A	20150243921	17612	1601
Certificate of Annexation and Supplemental Declaration for Shavano Highlands, Unit 2 & 3 PUD	20160188803	18107	566
Certificate of Annexation and Supplemental Declaration for Shavano Highlands, Unit-4 (PUD)	20180135563		
Amended and Restated Certificate of Annexation and Supplemental Declaration for Shavano Highlands, Unit-5 (PUD)	20200008636		
Certificate of Annexation and Supplemental Declaration for Shavano Highlands, Unit-6A	20220111558		
Certificate of Annexation and Supplemental Declaration for Shavano Highlands, Unit-6B	20230215218		
Bylaws	Document Number	Volume	Page
Certificate of Secretary Shavano Highlands Homeowners Association, Inc. (Bexar County) with attached: Amended and Restated Bylaws of Shavano Highlands Homeowners Association, Inc.	20170040432	18386	130
Policies, Resolutions, and Guidelines	Document Number	Volume	Page
Shavano Highlands Homeowners Association, Inc. Document Retention, Access, Production and Copying Policy	20180246152		
Affidavit in Compliance with TEX. PROP. CODE § 202.006 with attached: Shavano Highlands Homeowners Association, Inc. Resolution Adopting Policies: Collection and Payment Plan Policy, Board Hearing Policy, Religious Display Policy, Security Measures Policy, and Association Contracts and Solicitation of Bids Policy	20210360525		
Affidavit in Compliance with TEX. PROP. CODE § 202.006 with attached: Shavano Highlands Homeowners Association, Inc. Resolution Adopting Initial Late Fee; Resolution Adopting Policies: Collection and Payment Plan Policy, Holiday Display Policy, Flag Display Policy, Generators Policy, Rainwater Recovery Systems Policy, Solar Energy Devices Policy, Swimming Pool Enclosures Policy, and Fine Policy	20240171771		

5. Association Fees Related to Property Transfer:

Statement of Account with Resale/Disclosure Documents	\$375.00
CiraConnect Processing Charge	\$ 59.00
Conveyance Processing Fee (Due at Time of Closing)	\$325.00
Working Capital Assessment (Due from Purchaser at Time of Closing)	\$500.00

6. Mailing Address for the Association:

Shavano Highlands Homeowners Association, Inc.
P.O. Box 803555
Dallas, Texas 75380


7. Association Management or Representative and Contact Information:

RealManage
c/o CT Corporation
PO Box 803555
Dallas, Texas 75380-3555
866-473-2573 Phone
866-919-5696 Fax
shavhha@CiraMail.com

8. Association Website:
www.ciranet.com

Executed on this 30th day of October, 2024.

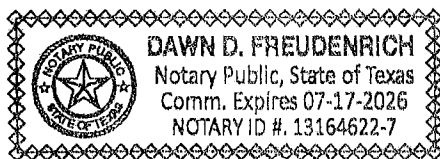
SHAVANO HIGHLANDS HOMEOWNERS ASSOCIATION, INC.


By: 
BARBARA KANUTE, President

STATE OF TEXAS §

COUNTY OF BEXAR §

BEFORE ME, the undersigned notary public, on this 30 day of October, 2024, personally appeared BARBARA KANUTE, President of SHAVANO HIGHLANDS HOMEOWNERS ASSOCIATION, INC., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and in the capacity therein expressed.




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) 341-2020

File Information

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

Document Number: 20250004047
Recorded Date: January 09, 2025
Recorded Time: 9:08 AM
Total Pages: 4
Total Fees: \$33.00

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

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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: 1/9/2025 9:08 AM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk