

**MANAGEMENT CERTIFICATE FOR
SETTLERS PASS PROPERTY OWNERS' ASSOCIATION, INC.**

THE STATE OF TEXAS

COUNTY OF MEDINA

The undersigned, being an officer of PMI Bluebonnet Realty, managing agent of Settlers Pass Property Owners' Association, Inc., a non-profit corporation organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code which supersedes any prior Management Certificate filed by the Association:

- 1) **Name of Subdivision:** Settlers Pass
- 2) **Name of the Association:** Settlers Pass Property Owners' Association, Inc.
- 3) **Recording Data for the Subdivision Development:**
 - a. Phase 1, being 168.404 acres of land (13.513 acres in roads) situated about 14.2 miles N 68° E of Hondo, in Medina County, Texas being 150.707 acres out of Survey no. 454, abstract no. 512, Joseph Haby Sr., original grantee, and 17.697 acres out of survey no. 45, abstract no. 741, Benjamin Odium, original grantee, being a portion of that certain 269.72 acres of land, more or less, described Second in a Partition Deed to Dorothy Lee Tschirhart from Ethel C. Keller, et al, dated December 8, 1953, as recorded in Volume 163 on page 79 of the Deed Records of Medina County, Texas.
 - b. Phase 2, being a Survey of a 22.658-acre tract of land situated in Medina County, Texas, being out of the Benjamin Odium Survey 45, Abstract 741, also being out of and a part of land called 26 acres and described in deed recorded in Volume 49, page 681 of the official public records of Medina County, Texas.
- 4) **Recording Data for the Declaration:** See Exhibit "A"
- 5) **Name and Mailing Address for the Association:**

Settlers Pass Property Owners' Association, Inc.
c/o PMI Bluebonnet Realty
405 Main Street
Blanco, TX 78606
www.settlerspasspoa.com
- 6) **Name and Mailing Address of Person Managing the Association or its Designated Representative:**

PMI Bluebonnet Realty
405 Main Street
Blanco, TX 78606
830-302-4738
tara@pmibluebonnetrealty.com
- 7) **Other information the Association considers appropriate:** Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of the Association, together with obtaining an official Resale Certificate and performing a

comprehensive physical inspection of the lot/home and common areas, prior to purchase. **The purpose of this certificate is to provide information sufficient for the title company to correctly identify the subdivision and to contact its governing Association or representative.** This certificate does not purport to identify every piece of information pertinent to the subdivision. No person should rely on this certificate for anything other than instructions for contacting the Association in connection with the transfer of title to a home in the subdivision.
Association Transfer Fee: \$100

8) Fee(s) related to Property Transfer:

- **Management Transfer Fee - \$275.00**

This Management Certificate is effective as of the 30 day of ^{December}~~October~~, 2024.

SETTLERS PASS
PROPERTY OWNERS' ASSOCIATION, INC.,
A Texas nonprofit corporation

By: _____

Name: Steven Poer

Title: Community Manager and Agent for POA

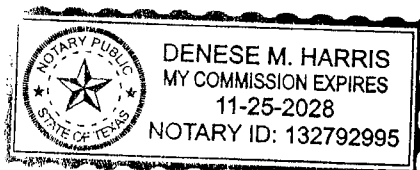
THE STATE OF TEXAS

COUNTY OF Blanco

§
§
§

CERTIFICATE OF ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME, by Steven Poer, the Community Manager and Agent for Settlers Pass Property Owners' Association, Inc., on the 30 day of ^{December}~~October~~, 2024, to certify which witness my hand and seal of office.



Denese M. Harris
NOTARY PUBLIC, STATE OF TEXAS

AFTER RECORDING RETURN TO:

PMI Bluebonnet Realty
405 Main Street
Blanco, TX 78606

EXHIBIT "A"

MEDINA INSTRUMENT NUMBER	RECORDING DATE	DOCUMENT
Document No. 2006005517	06-27-2006	Declaration of Restrictions, Easements and Limitations for Settlers Pass
Document No. 2006006413	07-24-2006	A Subdivision Plat of Settlers Pass Subdivision
Document No. 2006006638	07-31-2006	Declaration of Restrictions, Easements and Limitations for Settlers Pass
Document No. 2006007662	08-28-2006	Declaration of Restrictions, Easements and Limitations for Settlers Pass
Document No. 2008005965	07-28-2008	Settlers Pass Plat Records
Document No. 2008005965	07-28-2008	Settlers Pass Subdivision Phase 2 (Plat Map)
Document No. 2008007450	09-19-2008	Declaration of Restrictions, Easements and Limitations for Settlers Pass Phase 2
Document No. 2011000357	01-19-2011	Amendment to Restrictions for Settlers Pass
Document No. 2011000358	01-19-2011	Amendment to Restrictions for Settlers Pass, Phase 2
Document No. 2021011367	10-18-2021	Resolution Adopting Procurement Policy for Settlers Pass Property Owners Association
Document No. 2021011366	10-18-2021	Resolution Adopting Payment Plan for Settlers Pass Property Owners Association
Document No. 2021011365	10-18-2021	Resolution Adopting Records Productions and Copying Policy for Settlers Pass Property Owners Association
Document No. 2021011364	10-18-2021	Resolution Adopting Records Retention Policy for Settlers Pass Property Owners Association
Document No. 2021011363	10-18-2021	Corporate Bylaws of Settlers Pass Property Owners' Association
Document No. 2024009684	10-25-2024	First Amendment to Corporate Bylaws of Settlers Pass Property Owners' Association

**Medina County
Gina Champion
Medina County
Clerk**

Instrument Number: 2024011707

eRecording - Real Property

CERTIFICATE

Recorded On: December 30, 2024 11:52 AM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$33.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******

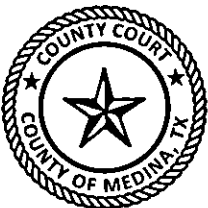
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 2024011707
Receipt Number: 20241230000021
Recorded Date/Time: December 30, 2024 11:52 AM
User: Vanessa W
Station: ccscan3.medinacounty.local

Record and Return To:

CSC



**STATE OF TEXAS
MEDINA COUNTY**

**I hereby certify that this Instrument was FILED In the File Number sequence on the date/time
printed hereon, and was duly RECORDED in the Official Records of Medina County, Texas.**

Gina Champion
Medina County Clerk
Medina County, TX

