

**MANAGEMENT CERTIFICATE FOR
THE VILLAS OF TURTLE CREEK TOWNHOME ASSOCIATION, INC.
BEXAR COUNTY**

STATE OF TEXAS §
COUNTY OF BEXAR §

1. **Name of Subdivision:** The Villas of Turtle Creek Townhome Association, Inc.
2. **Name of Association:** The Villas of Turtle Creek Townhome Association, Inc.
3. **Recording Data for Subdivision:** See Exhibit "A"
4. **Recording Data for Declaration:** See Exhibit "A"
5. **Name and mailing address of Association:** The Villas of Turtle Creek Townhome Association, Inc., 3424 Paesanos Pkwy Ste. 100, San Antonio, TX 78231.
6. **The Association's designated representative is:** FirstService Residential San Antonio, LLC, 3424 Paesanos Pkwy, Ste. 100, San Antonio, TX 78231; 210-829-7202 Office; 210-829-5207 Fax. Email: sanantonio@fsresidential.com
Community Website: <https://villasofturtlecreek.connectresident.com/>
7. **Resales Disclosure Package: \$375.00**
Homeowner Setup/ Unit Transfer Fee: There is a transfer fee in the amount of **\$295.00** collected at closing from the buyer.
8. **Other information the Association considers appropriate for the governing, administration or operation of the subdivision and Association:** See Exhibit "A"

Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for The Villas of Turtle Creek Townhome Association, Inc., as well as performing a physical inspection of the property and common areas, prior to purchase. This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision. No person should rely on this Management Certificate for anything other than for identifying and contacting the Association.

The Villas of Turtle Creek Townhome Association, Inc.

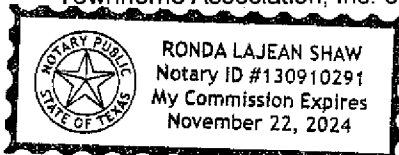
By: Kristie Rose-Zapp

Print Name: Kristie Rose-Zapp

Print Title: Managing Agent

STATE OF TEXAS §
COUNTY OF BEXAR §

This instrument was acknowledged and signed before me on this the 24th day of January, 2023 by Kristie Rose-Zapp, the Managing Agent for The Villas of Turtle Creek Townhome Association, Inc. on behalf of the Association.



Ronda Lajeon Shaw
Notary Public - State of Texas

After Recording Return To:
FirstService Residential San Antonio, LLC
3424 Paesanos Pkwy Ste. 100
San Antonio, TX 78231

EXHIBIT "A"

The Villas of Turtle Creek Townhome Association, Inc., a subdivision located in Bexar County, Texas, and any other subdivisions which have been or may be subsequently annexed thereto and made subject to the authority of The Villas of Turtle Creek Townhome Association, Inc. which sections were originally encumbered by dedicatory instruments filed of record in Bexar County, Texas as follows:

Recording Date	Filed Document	Recording Information
04/16/2004	Plat	20040081470
10/28/2004	DCCR	20040248816
10/28/2011	Bylaws and Articles of Incorporation	20110192901
11/18/2011	Architectural Guidelines	20110206123
11/18/2011	Collection Policy	20110206123
11/18/2011	Collection Resolution	20110206123
11/18/2011	Violation Policy	20110206123
12/12/2012	Force Maintenance Resolution	20120242110
11/27/2013	Application of Payments Policy	20130244972
11/27/2013	Assessment Collection Policy	20130244972
11/27/2013	Conflict of Interest Policy	20130244972
11/27/2013	Drought-Resistant Landscaping and Natural Turf Guidelines	20130244972
11/27/2013	E-mail Registration Policy	20130244972
11/27/2013	Flag Display Guidelines	20130244972
11/27/2013	Membership Voting Policy	20130244972
11/27/2013	Payment Plan Policy	20130244972
11/27/2013	Rainwater Collection Devices	20130244972
11/27/2013	Records Inspection Policy	20130244972
11/27/2013	Records Retention Policy	20130244972
11/27/2013	Religious Item Display Guidelines	20130244972
11/27/2021	Roofing Material Guidelines	20130244972
11/27/2013	Solar Energy Device Guidelines	20130244972
11/27/2013	Violation Enforcement Resolution	20130244972
06/18/2014	Violation Procedure	20140101856

File Information

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

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**** 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: 1/26/2023 9:03 AM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk