

**MANAGEMENT CERTIFICATE FOR
THE VILLAS AT TIMBERWOOD HOMEOWNERS' ASSOCIATION, INC.**

THE STATE OF TEXAS

COUNTY OF BEXAR

The undersigned, being an officer of PMI Bluebonnet Realty, managing agent of The Villas at Timberwood Homeowners' 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:** The Villas at Timberwood
- 2) **Name of the Association:** The Villas at Timberwood Homeowners' Association, Inc.
- 3) **Recording Data for the Subdivision Development:** Plat recorded at Bexar County under Volume 9507, Pages 170-172.
- 4) **Recording Data for the Declaration:** See Exhibit "A"
- 5) **Name and Mailing Address for the Association:**
The Villas at Timberwood Homeowners' Association, Inc.
c/o PMI Bluebonnet Realty
405 Main Street
Blanco, TX 78606
www.villasattimberwood.com
- 6) **Name and Mailing Address of Person Managing the Association or its Designated Representative:**
PMI Bluebonnet Realty
405 Main Street
Blanco, TX 78606
830-428-4249
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: \$200.00**
- 8) **Fee(s) related to Property Transfer:**
 - **Management Transfer Fee - \$275.00**

This Management Certificate is effective as of the 8th day of August, 2023.

THE VILLAS AT TIMBERWOOD
HOMEOWNERS' ASSOCIATION, INC.,
A Texas nonprofit corporation

By: _____
Name: Steven Poer
Title: Community Manager and Agent for HOA

THE STATE OF TEXAS §
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COUNTY OF BLANCO §

CERTIFICATE OF ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME, by Steven Poer, the Community Manager and Agent for Vineyard Ridge Property Owners' Association, Inc. on the _____ day of May 2023, to certify which witness my hand and seal of office.

NOTARY PUBLIC, STATE OF TEXAS

AFTER RECORDING RETURN TO:

PMI Bluebonnet Realty
405 Main Street
Blanco, TX 78606

FILING OF THIS MANAGEMENT CERTIFICATE IS CURRENTLY BEING PROCESSED. FILED COPY WILL BE UPLOADED ONCE OBTAINED FROM COUNTY CLERK.

EXHIBIT “A”

BEXAR INSTRUMENT NUMBER	RECORDING DATE	DOCUMENT
20110122629	07/14/2011	The Villas at Timberwood Units 47, 48 & 49 Declaration of Covenants, Conditions and Restrictions
Filed with Book 16366, page 1821	01/09/2012	Certificate of Formation of The Villas at Timberwood Homeowners Association
Filed with Book 16366, page 1821	01/20/2012	Bylaws of The Villas at Timberwood Homeowners Association
Filed with Book 16366, page 1821	01/20/2012	Special Warranty Deed
Filed with Book 16366, page 1821	01/20/2012	Action of the Board of Directors of The Villas at Timberwood Homeowners Association without Organizational Meeting Consent to Action
20120106263	06/06/2012	Partial Assignment of Developer Rights for Units 47, 48 and 49 of Timberwood Park Subdivision
Filed under Book 15577, page 1006	06/28/2012	Collection Policy, Violation Policy, Record Retention Policy, Records Inspection Policy, Payment Plan Policy, Email Registration Policy, Membership Voting Policy Architectural Guidelines for: Solar Panels, Roof Shingles, Flags and Flagpoles, Religious Displays, Rain Barrels
Filed with Book 16366, page 1821	09/06/2013	Flag Display Guidelines, Drought-Resistant Landscaping and Natural Turf Guidelines, Assessment Collection Policy, Violation Enforcement Resolution, Application of Payments Policy, Conflict of Interest Policy, Guidelines for Land Use of Adjacent Lots, Collection Policy, Violation Policy, Record Retention Policy, Records Inspection Policy, Payment Plan Policy, Email Registration Policy, Membership Voting Policy
Filed under Book 15577, page 1006	10/01/2014	Assessment Collection Policy for the The Villas at Timberwood Homeowners Association
PI2-20150225009-13	11/05/2015	Electronic and Telephonic Action Policy, Payment Plan Policy, Standby Electric Generators Guidelines, Solar Energy Device Guidelines, Uncurable Violation Enforcement Resolution
20190067269	04/15/2019	First Amendment to The Villas at Timberwood Units 47, 48 & 49 Declaration of Covenants, Conditions and Restrictions
20220292449	12/22/2022	Procurement Policy