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PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE
for

LAKE MCQUEENEY LAS BRISAS HOMEOWNERS ASSOCIATION, INC.

STATE OF TEXAS

§

COUNTY OF GUADALUPE

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WHEREAS section 209.004 of the Texas Property Code (the "Code") requires that a property owners' association file a management certificate in the real property records of the county in which the property is located, and

WHEREAS Lake McQueeney Las Brisas Homeowners Association, Inc., a non-profit corporation (the "Association"), is a property owners' association as defined in section 209.003 of the Code and has property located in Guadalupe County, Texas,

NOW THEREFORE, the undersigned, being the Managing Agent for the Association, submits the following information pursuant to Section 209.004 of the Code which supersedes any prior Management Certificate filed by the Association.

1. Name of the subdivision.

The name of the subdivisions collectively known as "Las Brisas HOA" are as follows:

Subdivision Name
Las Brisas phase 1
Las Brisas phase 2
Las Brisas phase 3
Las Brisas phase 4
Las Brisas phase 5
Las Brisas phase 6
Las Brisas phase 7
Las Brisas phase 8
Las Brisas phase 9
Las Brisas phase 10
Las Brisas phase 11

2. Name of the association.

Lake McQueeney Las Brisas Homeowners Association, Inc.

3. Recording data for the subdivision.

The recording data in the Plat Records of Guadalupe County, Texas are as follows:

Plat Name	Filing Date	Clerk File Number
Subdivision Plat of Las Brisas Subdivision Phase I	01/16/1987	604
Amended Plat Part of Las Brisas Subdivision Phase I and III	01/16/1996	1956
Replat Lots 37 & 38 Into lot 37R, Block 3, Las Brisas Subdivision, Phase I	03/05/2002	03723
Resubdivision Plat of Lot 59R, Block 4 Las Brisas Subdivision, Phase I	03/28/1994	3475
ReSubdivision Plat of Lot 91R Block 4 Las Brisas Subdivision, Phase I	06/27/1994	7394
Replat Establishing Las Brisas Subdivision, Phase I, Lot 94R, Block 4	07/24/2014	12757
Resubdivision Plat of Lots 110R and 112R Block -4- Las Brisas Subdivision Phase I	01/13/1989	344
Amending Plat of Lots 112R & 113 to 112R-1 & 113R Block 4 Phase I, Las Brisas Subdivision	02/16/2012	2892
Amending Plat of Lot 121R, Block -4- Las Brisas Subdivision Phase I	05/28/1991	4392
Amending Plat of Lot 125R, Block -4- Las Brisas Subdivision Phase I	05/28/1991	4393
Resubdivision Plat of Lots 125RA and 127R, Block -4- Las Brisas Subdivision Phase I	02/28/1994	2277
Final Plat Replat Part of Las Brisas Subdivision	04/18/2000	6146
Amended Plat Lot 132, Block 4, Las Brisas Subdivision, Phase I	09/16/1994	10699
Amended Plat Part of Las Brisas Subdivision	07/25/1995	7364
Subdivision Plat Las Brisas Subdivision Phase II	06/17/1988	4842
Resubdivision Plat of Lots 48R, 49R, 50R, 51R, Block 4, Las Brisas Subdivision, Phase II	03/28/1994	3473
Resubdivision Plat of lot 54R, Block 4, Las Brisas Subdivision, Phase II	07/15/1994	817
Las Brisas Subdivision Phase III	12/16/1994	14098
Amended Plat Part of Las Brisas Subdivision, Phase III	01/17/1997	568
Las Brisas Subdivision, Phase IV	02/08/1996	1563
Amended Plat, Part of Las Brisas Subdivision Phase IV	07/31/1996	9853
Las Brisas Subdivision, Phase V	07/31/1996	9650
Final Plat, Replat Part of Las Brisas Subdivision, Phase V	05/02/2000	6847
Las Brisas Subdivision, Phase VI	12/10/1997	15760
Las Brisas Subdivision Phase VII	07/07/1998	10215
Las Brisas Subdivision, Phase VIII	08/04/1999	13571
Las Brisas Subdivision, Phase IX	09/22/2000	15234
Las Brisas Subdivision, Phase X	10/25/2002	18689
Las Brisas Subdivision, Phase XI	10/25/2002	18690

4. Recording data for the declaration and any amendments to the declaration.

The recording data in the Real Property Records of Guadalupe County, Texas are as follows:

Document Name	Filing Date	Clerk File Number
Declaration of Covenants, Conditions & Restrictions Las Brisas	10/20/1987	10748
Restrictive Covenants	01/01/1987	9088
Las Brisas Phase I Restrictive Covenants	09/01/1987	9089
Las Brisas Phase II Restrictive Covenants	06/17/1988	4868
Amendment to Las Brisas Phase I and Phase II Restrictive Covenants and Las Brisas Restrictive Covenants	08/14/1989	5937
Amendment to Las Brisas Phase I Restrictive Covenants	07/03/1991	5547
Amendment to Las Brisas Phase II Restrictive Covenants	07/03/1991	5548
Amendment to Las Brisas Phase I Restrictive Covenants	07/30/1993	8105
Amendment to Las Brisas Phase II Restrictive Covenants	07/30/1993	8106
Las Brisas Phase III Restrictive Covenants	11/08/1994	12851
Las Brisas Phase IV Restrictive Covenants	08/02/1996	9866
Las Brisas Phase V Restrictive Covenants	08/02/1996	9864
Las Brisas Phase VI Restrictive Covenants	04/29/1998	6160
Las Brisas Phase VI Amended and Restated Restrictive Covenants	06/24/1998	9402
Second Amended and Restated Restrictive Covenants of Las Brisas Subdivision, Phase VI	07/22/1998	11083
Third Amended and Restated Restrictive Covenants of Las Brisas Subdivision, Phase VI	08/06/1998	12014
Restrictive Covenants of Las Brisas Subdivision, Phase VII	07/22/1998	11085
Restrictive Covenants of Las Brisas Subdivision, Phase VIII	11/01/1999	19022
Restrictive Covenants of Las Brisas Subdivision, Phase IX	09/29/2000	15582
Restrictive Covenants of Las Brisas Subdivision, Phase X	12/27/2002	22496

5. Name and mailing address for the association.

Lake McQueeney Las Brisas Homeowners Association, Inc.
c/o C.I.A. Services, Inc.
465 Bear Springs Road
Pipe Creek, TX 78063-3178

6. Name, mailing address, telephone number and email address of the person managing the association or its designated representative.

C.I.A. Services, Inc.
465 Bear Springs Road
Pipe Creek, TX 78063-3178

Telephone: 210-490-0000

Email: CustomerCare@ciaservices.com

7. Website address of any internet website on which the association's dedicatory instruments are available.

www.ciaservices.com

8. Amount and description of a fee or fees charged by the association relating to a property transfer in the subdivision.

The following fees may be charged relating to a property transfer. Those marked as optional are only required if the document or service is requested by the buyer, seller or their agents, the lender, title company or other associated with the property transfer.

Fee	Amount	Description
Transfer Fee	\$250	Collected at closing if the property actually transfers
Transfer Fee - Refinance	\$100	Collected at closing if the property loan is refinanced
Assessment Quote	\$104	Verification of fees due to Association
Quote Update	\$35	Optional: update to assessment quote within 30 days
Resale Certificate	\$375	Optional: package in compliance with Code
Resale Certificate Update	\$75	Optional: update to resale certificate within 180 days
Compliance Inspection	\$120	Optional: onsite inspection for resale certificate, if required
Compliance Reinspection	\$120	Optional: reinspection for initial non-compliance, if needed
Lender Questionnaire	\$275	Optional: document requested by some lenders for loan
Standard Response Time	\$0	No later than 10 business days – additional cost for assessment quotes/updates, resale certificates/updates, compliance inspections/re-inspections & lender questionnaires
Rush Request	\$100	Optional: within 5 business days – additional cost for assessment quotes/updates, resale certificates/updates, compliance inspections/re-inspections & lender questionnaires
Expedited	\$200	Optional: within 2 business days – additional cost for assessment quotes/updates, resale certificates/updates, compliance inspections/re-inspections & lender questionnaires

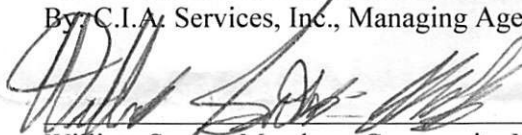
9. Other information the association considers appropriate.

- New owners are encouraged to provide email addresses and/or cell phone numbers to Association representative in #6 above in order to receive emails and/or text messages with Association news, alerts and meeting announcements. Communication preferences may be updated at any time.

Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the association, 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/association. No person should rely on this Management Certificate for anything other than for identifying and contacting the Association.

EXECUTED on this 29 day of December, 2023.

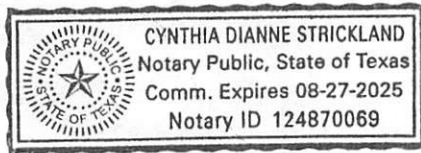
Lake McQueeney Las Brisas Homeowners Association, Inc.
By: C.I.A. Services, Inc., Managing Agent



William Sexton-Mendoza, Community Manager

STATE OF TEXAS §
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COUNTY OF GUADALUPE §

BEFORE ME, the undersigned notary public, on this 29 day of December, 2023 personally appeared William Sexton-Mendoza, Community Manager for C.I.A. Services, Inc., Managing Agent for Lake McQueeney Las Brisas Homeowners Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and in the capacity therein expressed.





Notary Public in and for the State of Texas

After recording, please return to:
C.I.A. Services, Inc.
PO Box 63178
465 Bear Springs Road
Pipe Creek, TX 78063-3178

FILED
JAN 02 2024

1:16 p.m.

TERESA KIEL
County Clerk, Guadalupe Co. Tex
M.A.
By _____ Deputy

FILED and RECORDED in the OFFICIAL PUBLIC RECORDS

Honorable Teresa Kiel, Guadalupe County Clerk

Document Number: 202499000006
Recorded On: January 03, 2024 09:41 AM
Total Pages: 6
Total Fees: \$41.00

Discriminatory restrictive covenants based on race, color, religion contradict the 14th Amendment's Equal Protection Clause and are therefore unenforceable under federal law. Supreme Court Decision Shelly v. Kraemer 1948.

**THIS PAGE CONTAINS IMPORTANT RECORDING INFORMATION
AND SHALL REMAIN A PART OF THIS INSTRUMENT.**

Receipt Number: 20240103000028
User: Marissa A
Station: CCKPC17633

Return To:
C.I. A. Services
PO Box 63178

PIPE CREEK TX 78063

**STATE OF TEXAS
GUADALUPE COUNTY**

**I hereby certify this instrument was FILED and RECORDED in the OFFICIAL
PUBLIC RECORDS of Guadalupe County, Texas on the date/time printed above.**



Teresa Kiel
Teresa Kiel
Guadalupe County Clerk
Guadalupe County, TX