

**MANAGEMENT CERTIFICATE FOR  
CHESTNUT SPRINGS OWNERS ASSOCIATION, INC.  
BEXAR COUNTY, TEXAS  
(TEXAS PROPERTY CODE SECTION 209.004)**

**SCANNED**

This Property Owners' Association Management Certificate is being recorded by Chestnut Springs Owners Association, Inc. (the "Association") in compliance with the terms of Chapter 209 of the Texas Property Code and supersedes any prior management certificates filed by the Association. The Association submits the following additional information.

**NAME OF SUBDIVISION:** Chestnut Springs  
**NAME OF ASSOCIATION:** Chestnut Springs Owners Association, Inc.  
**SUBDIVISION RECORDING DATA:** See Exhibit "A"  
**RECORDING DATA FOR RESTRICTIONS:** See Exhibit "A"  
**NAME AND MAILING ADDRESS OF THE ASSOCIATION:**

Chestnut Springs  
% PMI Birdy Properties  
18830 Stone Oak Parkway  
San Antonio, TX 78258

**NAME MAILING ADDRESS, TELEPHONE NUMBER, AND E-MAIL OF PERSON MANAGING THE ASSOCIATION OR ITS DESIGNATED REPRESENTATIVE:**

PMI Birdy Properties  
18830 Stone Oak Parkway  
San Antonio, TX 78258  
210-524-9400  
CNS@Birdy.com

**WEBSITE ADDRESS OF THE ASSOCIATION**

www.ChestnutSprings-HOA.com

**PROPERTY TRANSFER FEE(S) CHARGED BY ASSOCIATION:**

RESALE CERTIFICATE:	\$375
RESALE CERTIFICATE UPDATE:	\$75
REFINANCE STATEMENT OF ACCOUNT:	\$75
TRANSFER FEE:	\$250

Chestnut Springs Owners Association, Inc.

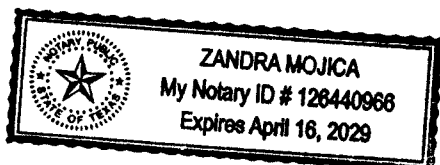
BY: \_\_\_\_\_

Print Name: Russell P. Birdy

Print Title: Managing Agent

STATE OF TEXAS     \$  
COUNTY OF BEXAR   \$

This instrument was acknowledged and signed before me on the 22nd day of May, 2025 by Russell Birdy the Managing Agent of the Chestnut Springs Owners Association, Inc. on behalf of the Association.

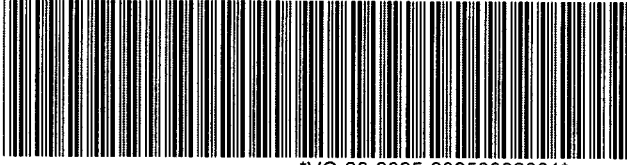


\_\_\_\_\_  
Notary Public - State of Texas

## EXHIBIT "A"

Chestnut Springs Owners 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 Chestnut Springs Owners Association, Inc. which sections were originally encumbered by dedicatory instruments filed of record in Bexar County, Texas as follow:

<b>Recording Date</b>	<b>Filed Document</b>	<b>Recording Information</b>
04/15/2005	Plat Unit 1	20050081432
05/06/2005	DCCR	20050100257
05/25/2005	Articles of Incorporation & Bylaws	20050115067
09/30/2005	Pat Unit 2	20050226663
10/04/2205	Plat Unit 2 Replat	20050228927
11/10/2005	DCCR & Annexation Unit 2	20050264035
06/09/2006	Plat Unit 3	20060135304
06/09/2006	Plat Unit 4	20060135305
07/05/2006	DCCR & Annexation Units 3&4	20060157389
03/28/2008	Plat Units 5&6	20080063583
06/06/2008	DDCR & Annexation Units 5&6	20080119964
09/12/2008	Plat Unit 1 Amended	20080201176
02/082012	Resolution - Collection & Payment Plan Policy, Document Retention, Access, Production and Copying	20120023270



\*VG-28-2025-20250092801\*

**File Information**

**FILED IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY  
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

**Document Number:** 20250092801  
**Recorded Date:** May 22, 2025  
**Recorded Time:** 11:25 AM  
**Total Pages:** 3  
**Total Fees:** \$29.00

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

**\*\* 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 FILED in File Number Sequence on this date and at the time stamped hereon by me and was duly RECORDED in the Official Public Record of Bexar County, Texas on:  
5/22/2025 11:25 AM



*Lucy Adame-Clark*  
Lucy Adame-Clark  
Bexar County Clerk