

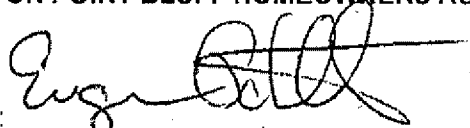
MANAGEMENT CERTIFICATE FOR  
GARDENS ON POINT BLUFF HOMEOWNERS ASSOCIATION, INC.  
BEXAR COUNTY

STATE OF TEXAS §  
COUNTY OF BEXAR §

1. **Name of Subdivision:** Gardens on Point Bluff
2. **Name of Association:** Gardens on Point Bluff Homeowners 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:** Gardens on Point Bluff Homeowners 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](mailto:sanantonio@fsresidential.com)  
Community Website: <https://gardensonpointbluff.connectresident.com/>
7. **Resales Disclosure Package: \$375.00**  
**Homeowner Setup/ Unit Transfer Fee:** There is a transfer fee in the amount of **\$275.00** 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 Gardens on Point Bluff Homeowners 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.*

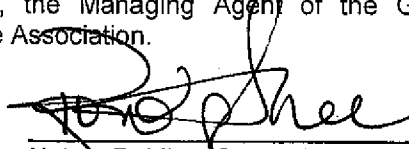
INC. GARDENS ON POINT BLUFF HOMEOWNERS ASSOCIATION,

By:   
Print Name: Eugene Patillo

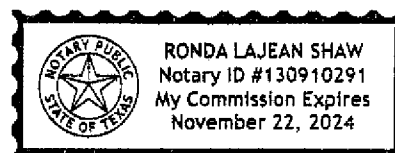
Print Title: Managing Agent

STATE OF TEXAS §  
COUNTY OF BEXAR §

 This instrument was acknowledged and signed before me on this the 28th day of December 2021 by Eugene Patillo, the Managing Agent of the Gardens on Point Bluff Homeowners Association, Inc. on behalf of the Association.

  
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"

**GARDENS ON POINT BLUFF HOMEOWNERS ASSOCIATION**, 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 Gardens on Point Bluff Homeowners Association, Inc. which sections were originally encumbered by dedicatory instruments filed of record in Bexar County, Texas as follows:

<b>Recording Date</b>	<b>Filed Document</b>	<b>Recording Information</b>
10/24/2004	Certificate of Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions Unit G-1	20040237948
03/07/2005	Amendment to Certificate of Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions Unit G-1	20050048608
09/09/2005	Certificate of Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions Unit G-2	20050207341
11/15/2005	Articles of Incorporation and Bylaws	20050267292
02/07/2007	Certificate of Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions Unit G-3	20070030329
12/14/2007	Certificate of Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions Unit G-4	20070288704
12/21/2011	Collection Policy and Payment Plan Guidelines	20110225821
12/21/2011	Document Retention, Access, Production and Copying Policy	20110225822
08/01/2014	First Amendment to the Bylaws	20140131253
01/24/2019	Second Amendment to the Bylaws	20190013293

**File Information**

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

**Document Number:** 20210359751  
**Recorded Date:** December 29, 2021  
**Recorded Time:** 9:29 AM  
**Total Pages:** 3  
**Total Fees:** \$30.00

**\*\* 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 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: 12/29/2021 9:29 AM



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