

**PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE  
for  
TALISE DE CULEBRA HOME OWNERS ASSOCIATION, INC.**

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THE STATE OF TEXAS       §  
  §  
COUNTY OF BEXAR       §

The undersigned, being the Managing Agent for Talise de Culebra Home Owners Association, Inc., a non-profit corporation ("Association") 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 name of the subdivision is Talise de Culebra.
2. Name of Association: The name of the Association is Talise de Culebra Home Owners Association, Inc.
3. Recording Data for the Subdivision:
  - a. 79.840 acres of land as described by metes and bounds on Exhibit "A" attached to the "Certificate of Annexation to Declaration of Covenants, Conditions and Restrictions Talise de Culebra Subdivision" recorded in the Official Public Records of Real Property of Bexar County, Texas under Clerk's File No. 20130154109 (which said Exhibit "A" is incorporated herein by reference).
  - b. 60.118 acres of land as described by metes and bounds on Exhibit "A" attached to the "Certificate of Annexation to Declaration of Covenants, Conditions and Restrictions Talise de Culebra Subdivision" recorded in the Official Public Records of Real Property of Bexar County, Texas under Clerk's File No. 20140155612 (which said Exhibit "A" is incorporated herein by reference).
  - c. Talise de Culebra, Unit One (1), a subdivision in Bexar County, Texas, according to the map or plat thereof, recorded in Volume 9641, Page 12 of the Plat Records of Bexar County, Texas and all amendments to or replats of said maps or plats, if any.
  - d. Talise de Culebra Subdivision, Unit Two (2), a subdivision in Bexar County, Texas, according to the map or plat thereof, recorded in Volume 9667, Pages 68-70 of the Plat Records of Bexar County, Texas and all amendments to or replats of said maps or plats, if any.

- e. Talise de Culebra Subdivision, Unit 3A, a subdivision in Bexar County, Texas, according to the map or plat thereof, recorded in Volume 9666, Page 130 of the Plat Records of Bexar County, Texas and all amendments to or replats of said maps or plats, if any.
- f. Talise de Culebra Subdivision, Unit 3B & 3C, a subdivision in Bexar County, Texas, according to the map or plat thereof, recorded in Volume 9683, Page 186 of the Plat Records of Bexar County, Texas and all amendments to or replats of said maps or plats, if any.
- g. Talise de Culebra Subdivision, Unit 5B, a subdivision in Bexar County, Texas, according to the map or plat thereof, recorded in Volume 9681, Page 189 of the Plat Records of Bexar County, Texas and all amendments to or replats of said maps or plats, if any.
- h. Talise de Culebra Subdivision, Unit 6A, a subdivision in Bexar County, Texas, according to the map or plat thereof, recorded under Document No. 20180173057 of the Plat Records of Bexar County, Texas and all amendments to or replats of said maps or plats, if any.

4. Recording Data for the Declaration:\*

a. Documents:

- (1) Declaration of Covenants, Conditions and Restrictions for Talise de Culebra, Unit 1.
- (2) Certificate of Annexation to Declaration of Covenants, Conditions and Restrictions Talise de Culebra Subdivision.
- (3) Certificate of Annexation to Declaration of Covenants, Conditions and Restrictions Talise de Culebra Subdivision, Unit 2.
- (4) Certificate of Annexation to Declaration of Covenants, Conditions and Restrictions Talise de Culebra Subdivision.

b. Recording Information:

- (1) Bexar County Clerk's File No. 20120189022.
- (2) Bexar County Clerk's File No. 20130154109.
- (3) Bexar County Clerk's File No. 20140074997.
- (4) Bexar County Clerk's File No. 20140155612.

5. Name and Mailing Address of the Association: The name and mailing address of the Association is Talise de Culebra Home Owners Association, Inc. c/o RealManage, P.O. Box 803555, Dallas, Texas 75380-3555.

6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is:

RealManage Closing Portal  
P.O. Box 803555  
Dallas, Texas 75380-3555.  
866.473.2573  
taldecul@ciramail.com

7. The Association's Dedicatory Instruments are available to Members online at:  
www.ciranet.com/residentportal.
8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

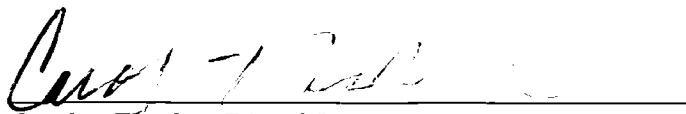
Description	Fee
Resale Certificate	\$ 375.00
Resale Certificate Update	\$ 75.00
Transfer Fee	\$ 325.00
Private Transfer Fee	\$ 75.00
Refinance Fee	\$ 250.00

Resale certificates are requested via the RealManage Closing Portal at [www.realmanage.com/closingportal](http://www.realmanage.com/closingportal).

Executed on this 29 day of October, 2021.

**TALISE DE CULEBRA HOME OWNERS  
ASSOCIATION, INC.**

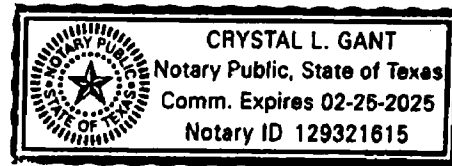
By: RealManage, Managing Agent

  
Carolyn Thacker, Dir. of Community Association Management


\*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the Subdivision and to contact the Association. No

person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

THE STATE OF TEXAS       §  
  §  
COUNTY OF Bexar       §



BEFORE ME, the undersigned notary public, on this 29 day of October 2021 personally appeared Carolyn Thacker, Director of Community Association Management for RealManage, Managing Agent for Talise de Culebra Home Owners Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and in the capacity therein expressed.

  
\_\_\_\_\_  
Notary Public in and for the State of Texas

**File Information**

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

**Document Number:** 20210304088  
**Recorded Date:** October 29, 2021  
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**\*\* 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: 10/29/2021 5:18 PM



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