

**THE STATE OF TEXAS**                     §  
                                                      §  
**COUNTY OF BEXAR**                     §

1.	<b>Name of the Subdivision:</b>	Inverness
2.	<b>Name of the Association:</b>	Inverness Homeowners Association, Inc.
3.	<b>Address of the Association:</b>	10003 N.W. Military Hwy., Suite 2201 San Antonio, Texas 78231
4.	<b>Subdivision Plat Information:</b>	<p>Inverness Unit 1 Planned United Development recorded in Volume 9541, Pages 84-87 of the Deed and Plat Records of Bexar County, Texas.</p> <p>Inverness Unit 1B Planned United Development recorded in Volume 9568, Page 116 of the Deed and Plat Records of Bexar County, Texas.</p> <p>Inverness Unit 2 Planned United Development recorded in Volume 20001, Page 1265 of the Deed and Plat Records of Bexar County, Texas.</p> <p>Inverness Unit 3 Planned United Development recorded in Volume 9572, Page 113 of the Deed and Plat Records of Bexar County, Texas.</p> <p>Inverness Unit 4 Planned United Development recorded in Volume 9710, Page 113-114 of the Deed and Plat Records of Bexar County, Texas.</p>
5.	<b>Recording data for the Declaration:</b>	Declaration of Protective Covenants, Conditions, Easements and Restrictions for Inverness Planned Unit Development recorded in Volume 7640, Page 661, of the Official Public Records of Real Property in Bexar County, Texas.

Annexation Certificate to Declaration of Protective Covenants, Conditions, Easements and Restrictions for Inverness Planned Unit Development – Unit 1B recorded in Document No.20060089935 of the Official Public Records of Real Property in Bexar County, Texas.

Annexation Certificate to Declaration of Protective Covenants, Conditions, Easements and Restrictions for Inverness Planned Unit Development – Unit 3 recorded in Volume 12450, Page 2206, of the Official Public Records of Real Property in Bexar County, Texas.

Annexation Certificate to Declaration of Protective Covenants, Conditions, Easements and Restrictions for Inverness Planned Unit Development – Unit 4 recorded in Volume 18342, Page 2459, of the Official Public Records of Real Property in Bexar County, Texas.

Annexation Certificate to Declaration of Protective Covenants, Conditions, Easements and Restrictions for Inverness Planned Unit Development – Unit 2 recorded in Volume 12450, Page 2206, of the Official Public Records of Real Property in Bexar County, Texas

**6. Association Management Company:**

Inverness Homeowners Association, Inc.  
c/o Great America Companies, Inc.  
10003 N.W. Military Hwy., Suite 2201  
San Antonio, Texas 78231  
Phone: 210-344-9200  
Email: [hoa@greatamericacompanies.com](mailto:hoa@greatamericacompanies.com)

**7. Website:**

[www.inverness-satx.com](http://www.inverness-satx.com)

**8. Transfer and Other Fees:**

Transfer Fee:	\$1,000.00 (home only)
Resale Certificate Fee:	\$100.00

**9. Other Information Considered Appropriate:**

See attached Exhibit "A".

*[Signature and Notary Page Follows]*

SIGNED this 10th day of January, 2023.

Inverness Homeowners Association, Inc.  
A Texas Non-Profit Association

By:   
Israel Fogiel, President  
Great America Companies, Inc.  
Managing Agent

THE STATE OF                                   §  
                                                         §  
COUNTY OF BEXAR                       §

This instrument was acknowledged before me on the 10th day of January, 2023, by Israel Fogiel, President of Great America Companies, Inc., Managing Agent for Inverness Homeowners Association, Inc., a Texas nonprofit corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and who acknowledged to me that he executed the same on behalf of such nonprofit corporation, and in the capacity so stated.




  
Notary Public - State of Texas

EXHIBIT "A"

- a) Affidavit Regarding Authenticity of Documents that includes the By-Laws and Articles of Incorporation of Inverness Homeowners Association, Inc. and Design Guidelines recorded in Volume 8261, Page 549. of the Official Public Records of Real Property in Bexar County, Texas.
- b) Affidavit Regarding Authenticity of Documents that includes Records Retention Policy, Payment Plan Policy, Record Production Policy and Fees and Fines Policy of Inverness Homeowners Association, Inc. recorded in Volume 15280, Page 1903, of the Official Public Records of Real Property in Bexar County, Texas.
- c) Property Owners Association Management Certificate of Inverness Homeowners Association, Inc. recorded in Volume 9191, Page 368, of the Official Public Records of Real Property in Bexar County, Texas.
- d) Amendment to Property Owners Association Management Certificate of Inverness Homeowners Association, Inc. recorded in Volume 14939, Page 630, of the Official Public Records of Real Property in Bexar County, Texas.
- e) First Amendment to Design Guidelines of Inverness Planned Unit Development recorded in Volume 10262, Page 640 of the Official Public Records of Real Property in Bexar County, Texas
- f) Second Amendment to Design Guidelines of Inverness Planned Unit Development recorded in Volume 10894, Page 1574 of the Official Public Records of Real Property in Bexar County, Texas
- g) Third Amendment to Design Guidelines of Inverness Planned Unit Development recorded in Volume 12070, Page 229 of the Official Public Records of Real Property in Bexar County, Texas
- h) Fourth Amendment to Design Guidelines of Inverness Planned Unit Development recorded in Volume 12450, Page 2210 of the Official Public Records of Real Property in Bexar County, Texas
- i) Fifth Amendment to Design Guidelines of Inverness Planned Unit Development recorded in Volume 18366, Page 2468 of the Official Public Records of Real Property in Bexar County, Texas
- j) Sixth Amendment to Design Guidelines of Inverness Planned Unit Development recorded in Volume 15658, Page 914 of the Official Public Records of Real Property in Bexar County, Texas
- k) Seventh Amendment to Design Guidelines of Inverness Planned Unit Development recorded in Volume 16124, Page 912 of the Official Public Records of Real Property in Bexar County, Texas

- l) **Eighth Amendment to Design Guidelines of Inverness Planned Unit Development recorded in Volume 18367, Page 1849 of the Official Public Records of Real Property in Bexar County, Texas**
- m) **Ninth Amendment to Design Guidelines of Inverness Planned Unit Development recorded in Document No. 20210048337 of the Official Public Records of Real Property in Bexar County, Texas**