

PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE
for
SHAVANO PARK BUSINESS CENTER ASSOCIATION

THE STATE OF TEXAS §
 §
 COUNTY OF BEXAR §

The undersigned, CAROLYN THACKER, the Director of Community Association Management – San Antonio for RealManage, the Managing Agent for Shavano Park Business Center Association, a nonprofit corporation (the “Association”) organized and existing under the laws of the State of Texas, submits the following information pursuant to TEX. PROP. CODE § 209.004 which supersedes any prior Management Certificate filed by the Association:

1. Name of the Subdivision: Shavano Park Business Center
2. Name of Association: Shavano Park Business Center Association
3. Recording Data for the Subdivision: Deed and Plat Records of Bexar County, Texas

Subdivision Name / Unit Number	Document Number	Volume	Page
Property described by Metes and Bounds legal description in Declaration of Protective Covenants for Shavano Park Business Center	2001-0081064		
Subdivision Plat of Shavano Business Park (Planned Unit Development)		9585	25-28

4. Recording Data for the Declaration, Amendments, Articles, Bylaws and Policies as of the date hereof: Recorded in the Official Public Records of Real Property of Bexar County, Texas

Covenants, Conditions, and Restrictions	Document Number	Volume	Page
Declaration of Protective Covenants for Shavano Park/Loop 1604 Business Center [Master Declaration]	20010179968	9087	939
Declaration of Protective Covenants for Shavano Park Business Center	2001-0081064	8876	1121
Articles and Bylaws	Document Number	Volume	Page
Certificate of Secretary of Shavano Park Business Center Association (Bexar County, with attached: Articles of Incorporation of Shavano Park Business Center Association (Exhibit “A”); and	20060022310	11910	520

By-Laws of Shavano Park Business Center Association (Exhibit "B")			
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5. Association Fees Related to Property Transfer:

Resale Certificate Fee	\$300.00
Transfer Fee Due at Time of Closing	\$310.00

6. Mailing Address for the Association:

Shavano Park Business Center Association
PO Box 803555
Dallas, Texas 75380-3555

7. Association Management or Representative and Contact Information:

RealManage
c/o CT Corporation
PO Box 803555
Dallas, Texas 75380-3555
866-473-2573 Phone
866-919-5696 Fax
shavpark@CiraMail.com

8. Association Website:
www.ciranet.com

Executed on this 30 day of Nov, 2021.

SHAVANO PARK BUSINESS CENTER ASSOCIATION

By: REALMANAGE

By:



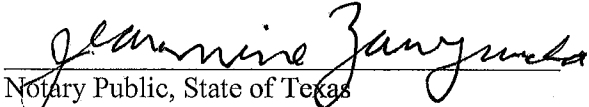
CAROLYN THACKER, Director of Community
Management -- San Antonio
RealManage, Managing Agent

STATE OF TEXAS

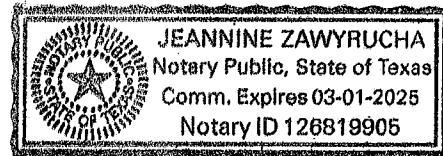
COUNTY OF BEXAR

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BEFORE ME, the undersigned notary public, on this 30 day of Nov., 2021, personally appeared CAROLYN THACKER, Director of Community Association Management – San Antonio of RealManage, the Managing Agent for SHAVANO PARK BUSINESS CENTER ASSOCIATION, 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, State of Texas

AFTER RECORDING, RETURN TO:
Michael B. Thurman
THURMAN & PHILLIPS, P.C.
4093 De Zavala Road
Shavano Park, Texas 78249
Phone: (210) 341-2020



File Information

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

Document Number: 20210333112
Recorded Date: December 01, 2021
Recorded Time: 8:04 AM
Total Pages: 4
Total Fees: \$34.00

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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: 12/1/2021 8:04 AM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk