

MANAGEMENT CERTIFICATE FOR
SHAVANO ROGERS RANCH POINT BLUFF HOMEOWNERS ASSOCIATION
BEXAR COUNTY

STATE OF TEXAS §
COUNTY OF BEXAR §

1. **Name of Subdivision:** Shavano Rogers Ranch Point Bluff
2. **Name of Association:** Shavano Rogers Ranch Point Bluff Homeowners Association
3. **Recording Data for Subdivision:** See Exhibit "A"
4. **Recording Data for Declaration:** See Exhibit "A"
5. **Name and mailing address of Association:** Shavano Rogers Ranch 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 Community Website: <https://pointbluff.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 Shavano Rogers Ranch 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.

SHAVANO ROGERS RANCH POINT BLUFF HOMEOWNERS
ASSOCIATION, INC.

By: 
Eugene Patillo, 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 Shavano Rogers Ranch 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

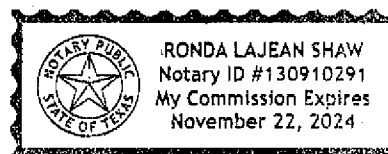


EXHIBIT "A"

SHAVANO ROGERS RANCH 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 the Shavano Rogers Ranch Point Bluff Homeowners Association, Inc. which sections were originally encumbered by dedicatory instruments filed of record in Bexar County, Texas as follows:

Recording Date	Filed Document	Recording Information
06/27/2001	Articles of Incorporation and Bylaws	20010108977
11/24/2003	Certificate of Annexation and Supplemental Declaration of Covenants, Conditions, and Restrictions, Unit 15	20030308012
09/28/2004	Certificate of Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions Unit G-1	20040224200
12/10/2004	Certificate of Annexation and Supplemental Declaration of Covenants, Conditions, and Restrictions Unit E-10	20040282474
03/07/2005	Amendment to Certificate of Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Rogers Ranch Subdivision, Unit G-1	20050048608
09/09/2005	Certificate of Annexation and Supplemental Declaration of Covenants, Conditions, and Restrictions Unit G-2	20050207341
09/01/2006	Certificate of Annexation and Supplemental Declaration of Covenants, Conditions, and Restrictions Unit E-12	20060213242
02/07/2007	Certificate of Annexation and Supplemental Declaration for lots 63-86, 95 and 97, Block 35 (Gated Area) Unit E-11	20070030328
02/07/2007	Certificate of Annexation and Supplemental Declaration of Covenants, Conditions, and Restrictions Unit G-3	20070030329
02/07/2007	Certificate of Annexation and Supplemental Declaration for lots 60-62, 87-90, 94 and 96, block 36, and 97 Unit E-11	20070030330
07/16/2007	Certificate of Annexation and Supplemental Declaration Unit E-13	20070164073
12/14/2007	Certificate of Annexation and Supplemental Declaration Unit G-4	20070288704
09/29/2008	Resolution of the Board of Directors – Parking and Storage of Vehicles Policy	20080212185
10/28/2009	Resolution of the Board of Directors First Amended Articles/Bylaws	20090210441
10/28/2009	First Amendment to the Bylaws	20090210499
12/09/2011	Collection Policy and Payment Plan Guidelines	20110218041
12/09/2011	Document Retention, Access, Production and Copying Policy	20110218023
09/13/2013	Resolution of the Board of Directors Regarding Operation of Motorized Vehicles	20130193858
07/31/2019	Governing Documents Enforcement and Fine Policy	20190147612
06/08/2021	Political Sign Policy	20210155000

File Information

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

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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: 12/29/2021 10:11 AM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk