

PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE

for

BIG COUNTRY HOMES ASSOCIATION, INC.

STATE OF TEXAS §
 §
COUNTY OF BEXAR §

WHEREAS section 209.004 of the Texas Property Code (the "Code") requires that a property owners' association file a management certificate in the real property records of the county in which the property is located, and

WHEREAS Big Country Homes Association, Inc., a non-profit corporation (the "Association"), is a property owners' association as defined in section 209.003 of the Code and has property located in Bexar County, Texas,

NOW THEREFORE, the undersigned, being the Managing Agent for the Association, submits the following information pursuant to Section 209.004 of the Code which supersedes any prior Management Certificate filed by the Association.

1. Name of the subdivision.

The name of the subdivisions collectively known as Big Country are as follows:

Subdivision Name
Big Country Subdivision Unit 1
Big Country Subdivision Unit 2
Big Country Subdivision Unit 3
Big Country Subdivision Unit 4
Big Country Subdivision Unit 6
Big Country Subdivision Unit 11
Big Country Subdivision Unit 13

2. Name of the association.

Big Country Homes Association, Inc.

3. Recording data for the subdivision.

The recording data in the Plat Records of Bexar County, Texas are as follows:

Plat Name	Filing Date	Clerk File Number
Big Country Unit 1 and 2	08/11/1981	299124 Vol 9100 Pg 196, 197 & 199
Big Country Unit 1 and 2 Replat		Vol 2793 Pg 847-853
Big Country Unit 1 and 2 Replat		Vol 9501 Pg 7, 169,171
Big Country Unit 1 and 2 Replat		Vol 9509 Pg 194
Big Country Unit 3		Vol 9503 Pg 18-20
Big Country Unit 4		Vol 9506 Pg 153, 154

Big Country Unit. 6		Vol 9509 Pg 194
Big Country Unit 11		Vol 9516 Pg 40-42
Big Country Unit 13		Vol 9520 Pg 16-17

4. Recording data for the declaration and any amendments to the declaration.

The recording data in the Real Property Records of Bexar County, Texas are as follows:

Document Name	Filing Date	Clerk File Number
Restrictive Covenant Big Country Subdivision Units 1 and 2	11/24/1982	510235
Restrictive Covenant Big Country Subdivision Unit 3	11/16/1983	672675
Restrictive Covenant Big Country Subdivision Unit 4	10/12/1984	845884
Restrictive Covenant Big Country Subdivision Unit 6	07/19/1985	993375
Restrictive Covenant Big Country Subdivision Unit 11	04/15/1987	1371162
Restrictive Covenant Big Country Subdivision Unit 13	12/08/1988	1682887
Amendment to Restrictive Covenant Big Country Subdivision Unit 13	08/27/1993	2508315
Declaration Unit 1 and 2	11/24/1982	510236
Declaration Unit 3	11/14/1983	670644
Declaration Unit 4	10/12/1984	845885
Declaration Unit 6	07/19/1985	993376
Declaration Unit 11	04/16/1987	1372186
Declaration Unit 13	02/24/1989	1715599

Name and mailing address for the association.

Big Country Homes Association, Inc.
c/o C.I.A. Services, Inc.
465 Bear Springs Road
Pipe Creek, TX 78063-3178

5.**Name, mailing address, telephone number and email address of the person managing the association or its designated representative.**

C.I.A. Services, Inc.
465 Bear Springs Road
Pipe Creek, TX 78063-3178

6. Telephone: 713-981-9000

Email: CustomerCare@ciaservices.com

7. Website address of any internet website on which the association's dedicatory instruments are available.

www.ciaservices.com

8. Amount and description of a fee or fees charged by the association relating to a property transfer in the subdivision.

The following fees may be charged relating to a property transfer. Those marked as optional are only required if the document or service is requested by the buyer, seller or their agents, the lender, title company or other associated with the property transfer.

Fee	Amount	Description
Transfer Fee	\$250	Collected at closing if the property actually transfers
Transfer Fee - Refinance	\$100	Collected at closing if the property loan is refinanced
Assessment Quote	\$104	Verification of fees due to Association
Quote Update	\$35	Optional: update to assessment quote within 30 days
Resale Certificate	\$375	Optional: package in compliance with Code
Resale Certificate Update	\$75	Optional: update to resale certificate within 180 days
Compliance Inspection	\$120	Optional: onsite inspection for resale certificate, if required
Compliance Reinspection	\$120	Optional: reinspection for initial non-compliance, if needed
Lender Questionnaire	\$275	Optional: document requested by some lenders for loan
Standard Response Time	\$0	No later than 10 business days – additional cost for assessment quotes/updates, resale certificates/updates, compliance inspections/reinspection's & lender questionnaires
Rush Request	\$100	Optional: within 5 business days – additional cost for assessment quotes/updates, resale certificates/updates, compliance inspections/reinspection's & lender questionnaires
Expedited	\$200	Optional: within 2 business days – additional cost for assessment quotes/updates, resale certificates/updates, compliance inspections/reinspection's & lender questionnaires

9. Other information the association considers appropriate.

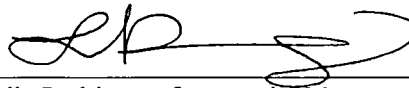
- New owners are encouraged to provide email addresses and/or cell phone numbers to Association representative in #6 above in order to receive emails and/or text messages with Association news, alerts and meeting announcements. Communication preferences may be updated at any time.

Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the association, 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/association. No person should rely on this Management Certificate for anything other than for identifying and contacting the Association.

EXECUTED on this 15th day of December, 2023.

Big Country Homes Association, Inc.

By: C.I.A. Services, Inc., Managing Agent



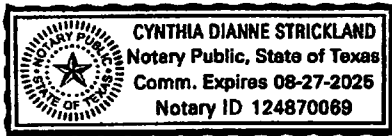
Leslie Rodriguez, Community Manager

STATE OF TEXAS

§
§
§

COUNTY OF BEXAR

BEFORE ME, the undersigned notary public, on this 15th day of December, 2023 personally appeared Leslie Rodriguez, Community Manager for C.I.A. Services, Inc., Managing Agent for Big Country Homes 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

After recording, please return to:

C.I.A. Services, Inc.
PO Box 63178
465 Bear Springs Road
Pipe Creek, TX 78063-3178

File Information

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

Document Number: 20230229477
Recorded Date: December 18, 2023
Recorded Time: 1:58 PM
Total Pages: 5
Total Fees: \$38.00

**** 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: 12/18/2023 1:58 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk