

**MANAGEMENT CERTIFICATE
FOR THE
THE VISTAS AT STONE OAK HOMEOWNERS ASSOCIATION, INC.
BEXAR COUNTY, TEXAS
(TEXAS PROPERTY CODE SECTION 209.004)**

NAME OF SUBDIVISION:

The Vistas at Stone Oak Subdivision

NAME OF ASSOCIATION:

The Vistas at Stone Oak Homeowners Association, Inc.

MAILING ADDRESS OF ASSOCIATION:

c/o Avid Property Management, Inc.
21750 Hardy Oak Blvd. Suite 102-182
San Antonio, Texas 78258

SUBDIVISION RECORDING DATA:

- Plat – Vol. 9540, Page 63

RECORDING DATA OF DEDICATORY INSTRUMENTS:

- Articles of Incorporation – Filed in the office of the Secretary of State of Texas
- Declaration – Vol. 7634, Page 0437
- First Amendment to Declaration – Vol. 8055, Page 0772
- Bylaws – Document No. 2000-0001694
- First Amendment to Bylaws – Document No. 20120134259
- Towing Policy – Document No. 20080102194
- Payment Plan Policy – Document No.20120134258
- Records Production and Copying Policy – Document No.20120134257

PROPERTY MANAGER CONTACT INFORMATION:

Name:	Avid Property Management, Inc. c/o Melissa Espino
Phone Number:	(210) 253-7811
Mailing Address:	21750 Hardy Oak Blvd, San Antonio, Texas 78258
E-mail Address:	cs@avidtexas.com

ASSOCIATION'S WEBSITE:

www.avidtexas.com

PROPERTY TRANSFER FEES:

- Resale Certificates (Tex. P. Code 207.003 compliant):
 - First Request: \$375.00
 - Second Request: \$75.00
- Transfer Fees: \$225.00
- Additional products and documents available upon request to the Property Manager

OTHER INFORMATION:

Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other dedicatory instruments of the Association, together with obtaining an official Resale Certificate and performing a comprehensive physical inspection of the lot/home and common areas, prior to purchase. The purpose of this Management Certificate is to comply with Section 209.004 of the Texas Property Code and to provide information sufficient for a title company to correctly identify the Subdivision and to contact its governing Association. This Management Certificate does not purport to identify every piece of information pertinent to the Subdivision. No person should rely on this Management Certificate for anything other than instructions for contacting the Association. The registered agent for the Association is on file with the Texas Secretary of State.

Melissa Espino, Managing Agent for the
The Vistas at Stone Oak Homeowners Association, Inc

STATE OF TEXAS

§
§
§

COUNTY OF BEXAR

Before me, the undersigned authority, on this day personally appeared Melissa Espino, Managing Agent for The Vistas at Stone Oak Homeowners Association, Inc., a Texas nonprofit corporation, known to be the person and officer whose name is subscribed to the foregoing Management Certificate and acknowledged to me that he/she had executed the same as the act of said corporation for the purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this ____ day of February, 2024.

Notary Public, State of Texas