

**MANAGEMENT CERTIFICATE FOR
SHAVANO VILLAS CONDOMINIUM OWNERS' ASSOCIATION, INC.**

The following information is being provided pursuant to Section 82.116, Texas Property Code:

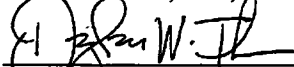
1. **Name of Condominium:** **Shavano Park Villas**
2. **Name of the Association:** **Shavano Villas Condominium Owners' Association, Inc.**
3. **Mailing Address:** **8151 Broadway, Suite 100
San Antonio, TX 78209**
4. **Location of Condominium:** **Off Lockhill-Selma Road, North of Huebner Road, (Land
Platted at Volume 9578, Pages 141-143, Deed and Plat
Records of Bexar County, Texas**
5. **Declaration Information:** **Declaration of Shavano Park Villas (A Condominium), San
Antonio, Bexar County, Texas, executed on December 10,
2008, recorded in Document Number 20080263259, Official
Public Records of Bexar County, Texas as amended by the
Amended and Restated Declaration of Shavano Park Villas
(A Condominium), San Antonio, Bexar County, Texas,
executed on September 14, 2010, recorded in Document
Number 20100205634, Official Public Records of Bexar
County, Texas as further amended by the Second Amended
and Restated Declaration of Shavano Park Villas (A
Condominium), San Antonio, Bexar County, Texas, executed
on April 4, 2011 recorded in Document Number
20110071460, Official Public Records of Bexar County,
Texas, as further amended by Termination of Amended and
Restated Declarations, First Amendment to Declaration of
Shavano Park Villas (A Condominium) and Disclaimer of
Interest, recorded on June 30, 2020, recorded in Document
Number 20200140881, Official Public Records of Bexar
County, Texas**
6. **Association management or
representative** **Davidson Properties, Inc.
8151 Broadway, Suite 100
San Antonio, TX 78209
Telephone: (210) 826-1616
Email: mail@davidsonproperties.com**
7. **Website address:** **www.davidsonproperties.com**
8. **Property transfer fees:** **\$150.00**
9. **Office information:** **Amended Plat Agreement, recorded on January 7, 2020,
recorded in Document Number 20200003451, Official
Public Records of Bexar County, Texas**

Water Quality Facility Maintenance Agreement, recorded on
July 9, 2020, recorded in Document Number 20200149119,
Official Public Records of Bexar County Texas

Water Distribution and Easement Agreement, recorded on
July 9, 2020, recorded in Document Number 20200149121,
Official Public Records of Bexar County, Texas

Agreed Final Judgment Quieting Title And Granting Other
Relief, signed on July 20, 2020, recorded in Document
Number 20200261897, Official Public Records of Bexar
County, Texas


SHAVANO VILLAS CONDOMINIUM OWNERS'
ASSOCIATION, INC., a Texas non-profit corporation


By: Dylan Thomas, Managing Agent

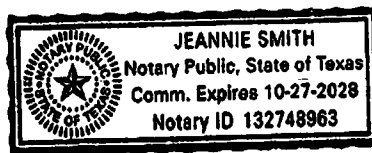
STATE OF TEXAS §
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COUNTY OF BEXAR §

Before me, the undersigned notary public, on this day personally appeared Dylan Thomas, Managing Agent of Shavano Villas Condominium Owners' Association, Inc., known to me or proved to me by presentation to me of a governmentally-issued identification card to be one of the persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed it for the purposes and consideration expressed in it.

Given under my hand and seal of office the 22 day of August, 2025.


Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Tom L. Newton, Jr.
Allen, Stein & Durbin, P.C.
PO Box 101507
San Antonio, TX 78201



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File Information

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

Document Number: 20250158361
Recorded Date: August 27, 2025
Recorded Time: 3:47 PM
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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: 8/27/2025 3:47 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk