

MANAGEMENT CERTIFICATE  
OF  
LUCERO RESIDENTIAL COMMUNITY, INC.

The undersigned, being an officer of Lucero Residential Community, Inc., a Texas nonprofit corporation (the “**Association**”), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Lucero.
2. The name of the Association: Lucero Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property located in Bexar County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Lucero, recorded in Document No. 20250104110, Official Public Records of Bexar County, Texas, as the same may be amended from time to time (the “**Declaration**”).
4. The recording data for the Declaration and any amendments to the Declaration: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the Association: Lucero Residential Community, Inc., c/o PMI Birdy Properties, 18830 Stone Oak Pkwy, San Antonio, Texas 78258, Attn: Russell Birdy.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name: Lucero Residential Community, Inc.  
c/o PMI Birdy Properties  
Mailing Address: 18830 Stone Oak Pkwy  
San Antonio, Texas 78258  
Attn: Russell Birdy  
Telephone Number: 210-582-6954  
Email Address: [Russell@Birdy.com](mailto:Russell@Birdy.com)

7. Website to access the Association’s dedicatory instruments:  
[www.BirdyAssociationManagement.com](http://www.BirdyAssociationManagement.com)
8. Amount and description of fees related to property transfer in the subdivision:  
The Association fees are in the following amounts:

Working Capital Assessment - \$100.00

Transfer Fee – \$200.00

Resale Certification – \$375.00

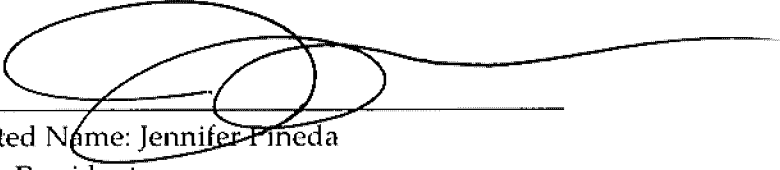
Association Fees - \$270.00 annually

The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

*[SIGNATURE PAGE FOLLOWS]*

This Certificate is effective as of the 5<sup>th</sup> day of June, 20 25.

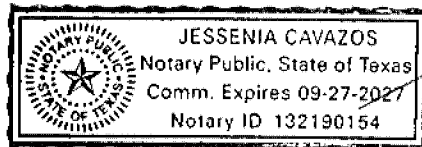
LUCERO RESIDENTIAL COMMUNITY, INC.,  
a Texas nonprofit corporation

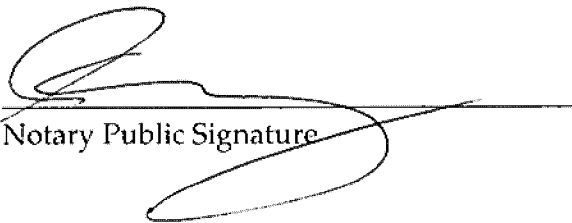
By:   
Printed Name: Jennifer Pineda  
Title: President

STATE OF TEXAS           §  
COUNTY OF Bexar   §

This instrument was acknowledged before me on the 5<sup>th</sup> day of June, 2025, by Jennifer Pineda, President of LUCERO RESIDENTIAL COMMUNITY, INC., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

(SEAL)



  
Notary Public Signature

**AFTER RECORDING RETURN TO:**

Robert D. Burton, Esq.  
Preston A. Patten, Esq.  
Winstead PC  
600 West Fifth Street, Suite 900  
Austin, TX 78701  
Email: [rburton@winstead.com](mailto:rburton@winstead.com)  
[ppatten@winstead.com](mailto:ppatten@winstead.com)

ATTACHMENT 1

1. Declaration of Covenants, Conditions and Restrictions for Lucero, recorded in Document No. 20250104110, Official Public Records of Bexar County, Texas, as the same may be amended from time to time.
2. Lucero Community Manual, recorded in Document No. 20250104519 Official Public Records of Bexar County, Texas, as same may be amended and supplemented from time to time.
3. Lucero Adoption of Working Capital Assessment, recorded in Document No. 20250104331, Official Public Records of Bexar County, Texas.
4. Lucero Design Guidelines, recorded in Document No. 20250104337, Official Public Records of Bexar County, Texas.

ATTACHMENT 1

LUCERO RESIDENTIAL COMMUNITY, INC.  
MANAGEMENT CERTIFICATE

**File Information**

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

**Document Number:** 20250104746

**Recorded Date:** June 10, 2025

**Recorded Time:** 8:55 AM

**Total Pages:** 5

**Total Fees:** \$37.00

**\*\* 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: 6/10/2025 8:55 AM



*Lucy Adame-Clark*  
Lucy Adame-Clark  
Bexar County Clerk