

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE**
for
THE VILLAS OF NORTHGATE HOMEOWNERS ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
COUNTY OF BEXAR §

The undersigned, being the Managing Agent for The Villas of Northgate Homeowners Association, Inc., a non-profit corporation (“**Association**”) organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code, which supersedes any prior Management Certificate filed by the Association:

1. Name of Subdivision: The name of the subdivision is The Villas of Northgate.
2. Name of Association: The name of the Association is The Villas of Northgate Homeowners Association, Inc.
3. Recording Data for the Subdivision:

The Villas of Northgate, Phase I, a subdivision in Bexar County, Texas according to map or plat thereof recorded in Volume 9530, Page 98 of the Plat Records of Kendall County, Texas, and all amendments to or replats of said maps or plats, if any.

The Villas of Northgate, Phase II, a subdivision in Bexar County, Texas according to map or plat thereof recorded in Volume 9533, Page 135 of the Plat Records of Kendall County, Texas, and all amendments to or replats of said maps or plats, if any.

The Villas of Northgate, Phase III, a subdivision in Bexar County, Texas according to map or plat thereof recorded in Volume 9534, Page 33 of the Plat Records of Kendall County, Texas, and all amendments to or replats of said maps or plats, if any.

4. Recording Data for the Declaration: *
 - a. Documents:
 - (1) Amended Declaration of The Villas of Northgate.
 - b. Recording Information:

(1) Bexar County Clerk's File No. 96-0079934.

5. Name and Mailing Address of the Association: The name and mailing address of the Association is The Villas of Northgate Homeowners Association, Inc. c/o RealManage, P.O. Box 803555, Dallas, Texas 75380-3555.
6. Name, Mailing Address, Telephone Number, and E-Mail Address of Person Managing the Association or Its Designated Representative:

RealManage
P.O. Box 803555
Dallas, Texas 75380-3555
Telephone number: 866-473-2573
E-mail address: branch.sanantonio@realmanage.com

7. Fees Charged Upon Transfer of Owner Property Within Subdivision:
- a. \$375.00 – Transfer fee payable to Association
 - b. \$325.00 - Fee to assemble, copy, and deliver information in resale certificate under Section 207.003 of the Texas Property Code

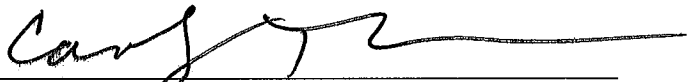
8. Other Information the Association Considers Appropriate is:

Information may be obtained by calling the Association's Management Company at 866-473-2573. Resale certificates may be requested and the Association's dedicatory instruments are available via the RealManage website at www.realmanage.com.

Executed on this 1 day of December, 2021.

**THE VILLAS OF NORTHGATE HOMEOWNERS
ASSOCIATION, INC.**

By: RealManage, Management Agent


Carolyn Thacker, Management Agent

*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the Subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

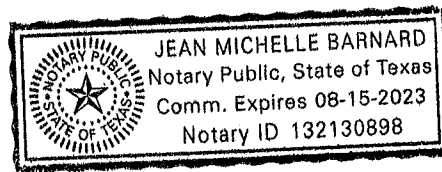
THE STATE OF TEXAS

§
§
§

COUNTY OF BEXAR

BEFORE ME, the undersigned notary public, on this 1 day of December, 2021, personally appeared Carolyn Thacker, Managing Agent for The Villas of Northgate Homeowners 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.

Jean Michelle Barnard
Notary Public in and for the State of Texas



File Information

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

Document Number: 20220116736
Recorded Date: May 09, 2022
Recorded Time: 3:07 PM
Total Pages: 4
Total Fees: \$34.00

**** 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: 5/9/2022 3:07 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk