

**MANAGEMENT CERTIFICATE FOR
PECAN VALLEY HEIGHTS HOMEOWNERS ASSOCIATION, INC.**

The following information is being provided pursuant to Section 209.004, Texas Property Code:

1. Name of subdivision: Pecan Valley Heights
2. Name of the association: Pecan Valley Heights Homeowners Association, Inc.
3. Mailing address: 613 NW Loop 410, Suite 510
San Antonio, Texas 78216
4. Subdivision plat information: Unit 1: Volume 9538, Pages 1-2; Official Deed and Plat Records of Bexar County, Texas

Unit 2: Volume 9540, Page 188, as amended by Volume 9556, Page 127; Official Deed and Plat Records of Bexar County, Texas

Unit 3: Volume 9546, Page 208; Official Deed and Plat Records of Bexar County, Texas
5. Declaration information: Unit 1:
Declaration of Covenants, Conditions and Restrictions for Pecan Valley Heights Subdivision, Unit 1, executed on September 12, 1997, recorded in Volume 7201, Page 639, *et seq.*, Official Public Records of Bexar County, Texas, as amended by the Third Amendment to Declaration of Covenants, Conditions and Restrictions for Pecan Valley Heights Subdivision, Bexar County, Texas, executed on October 11, 2000, recorded in Volume 8615, Page 1, Official Public Records of Bexar County, Texas, as amended by the Third Amendment to Declaration of Covenants, Conditions and Restrictions for Pecan Valley Heights Subdivision Bexar County, Texas, executed on October 11, 2000, recorded in Volume 8615, Page 1, *et seq.*, Official Public Records of Bexar county, Texas, as further amended by the Third Amendment to Declaration of Covents, Conditions and Restrictions for Pecan Valley Heights Subdivision Bexar County, Texas, executed on November 11, 2000, recorded in Volume 8688, Page 9, *et seq.*, Official Public Records of Bexar county, Texas

Unit 2:
First Amendment to Declaration of Covenants, Conditions and Restrictions for Pecan Valley Heights Subdivision Bexar County, Texas, executed on October 31, 1998, recorded in Volume 7699, Page 1741, *et seq.*, Official Public Records of Bexar County, Texas, as supplemented by the Notice of Annexation Regarding Pecan Valley Heights Subdivision Bexar County, Texas, executed on

November 4, 1998, recorded in Volume 7701, Page 1711, *et seq.*, Official Public Records of Bexar County, Texas, as amended by the Second Amendment to Declaration of Covenants, Conditions and Restrictions for Pecan Valley Heights Subdivision Bexar County, Texas, executed on June 30, 2000, recorded in Volume 8476, Page 12, *et seq.*, Official Public Records of Bexar County, Texas

Unit 3:

Second Amendment to Declaration of Covenants, Conditions and Restrictions for Pecan Valley Heights Subdivision Bexar County, Texas, executed on June 30, 2000, recorded in Volume 8476, Page 12, *et seq.*, Official Public Records of Bexar County, Texas

6. Association management or representative:

RealManage
613 NW Loop 410, Suite 510
San Antonio, Texas 78216
Telephone: 866-473-2573
E-mail: pecanval@ciramail.com

7. Website address:

www.ciranet.com

8. Property transfer fees:

Transfer fee: \$310.00
Resale fee: \$375.00
Update fee: \$75.00

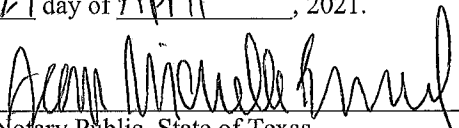
PECAN VALLEY HEIGHTS
HOMEOWNERS ASSOCIATION, INC.,
a Texas non-profit corporation


By: Carolyn Thacker, Managing Agent

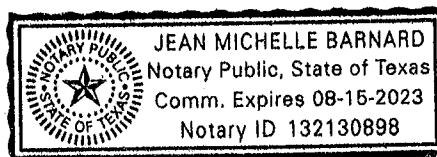
STATE OF TEXAS §
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COUNTY OF BEXAR §

Before me, the undersigned notary public, on this day personally appeared Carolyn Thacker, Managing Agent of Pecan Valley Heights Homeowners Association, Inc., known to me or proved to me by presentation to me of a governmentally-issued identification card to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed it for the purposes and consideration expressed in it.

Given under my hand and seal of office the 27 day of April, 2021.


Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Allen, Stein & Durbin, P.C.
Attorneys at Law
P.O. Box 101507
San Antonio, TX 78201



3007.001/2198164JC

File Information

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

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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: 5/6/2022 4:03 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk