

**PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE**  
*for*  
**INDIAN SPRINGS ESTATES HOMEOWNERS ASSOCIATION, INC.**

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THE STATE OF TEXAS       §  
   §  
 COUNTY OF BEXAR         §

The undersigned, RENAN FIDALGO, Vice President, Operations of RealManage, the Managing Agent for Indian Springs Estates Homeowners Association, Inc., a nonprofit corporation (the "Association") organized and existing under the laws of the State of Texas, submits the following information pursuant to TEX. PROP. CODE § 209.004 which supersedes any prior Management Certificate filed by the Association:

1.     Name of the Subdivision:                     Indian Springs Estates Subdivision
2.     Name of Association:                       Indian Springs Estates Homeowners Association, Inc.
3.     Recording Data for the Subdivision:       Deed and Plat Records of Bexar County, Texas

Subdivision Name / Unit Number	Document Number	Volume	Page
Subdivision Plat Establishing <b>Indian Springs Estates North Subdivision Unit 1</b> (Planned Unit Development)	20070147782	9576	23
	20070147783	9576	24
	20070147784	9576	25
	20070147785	9576	26
	20070147786	9576	27
	20070147787	9576	28
Replat & Subdivision Plat Establishing <b>Indian Springs Estates North, Unit 2A P.U.D.</b>	20130154662	9657	85
	20130154663	9657	86
	20130154664	9657	87
	20130154665	9657	88
	20130154666	9657	89
Amending Plat of <b>Indian Springs North, Unit 2A P.U.D.</b> [amends Lot 63 and Lot 902, Block 150, County Block 4900 previously recorded in Volume 9657, Pages 85-89]	20150057573	9681	209
	20150057574	9681	210
Subdivision Plat Establishing <b>Indian Springs Estates Northwest, Unit 3A P.U.D.</b>	20150080814	9682	206
	20150080815	9682	207
Subdivision Plat Establishing <b>Indian Springs Estates NW, Unit 3 P.U.D.</b>	20210303940	20002	1207
	20210303941	20002	1208
	20210303942	20002	1209
Subdivision Plat Establishing <b>Indian Springs Estates NW, Unit 4 P.U.D.</b>	20170011447	9710	133
	20170011448	9710	134
Subdivision Plat Establishing <b>Indian Springs Estates N., U5 PUD</b>	20170089674	9715	155
	20170089675	9715	156
	20170089676	9715	157
Subdivision Plat Establishing <b>Indian Springs Estates NW, U6 PUD</b>	20170212923	9722	210
	20170212924	9722	211

Subdivision Plat Establishing <b>Indian Springs Estates NW, U 7 PUD</b>	20190050564 20190050565		
Subdivision Plat Establishing <b>Indian Springs Estates South Subdivision, Unit 2</b>	20110218439 20110218440 20110218441	9635 9635 9635	194 195 196
Subdivision Plat Establishing <b>Indian Springs Estates South Subdivision, Unit 3</b>	20070019625 20070019626	9574 9574	6 7
Subdivision Plat Establishing <b>Indian Springs Estates South Subdivision, Unit 4</b>	20070109129 20070109130	9575 9575	94 95

4. Recording Data for the Declaration, Amendments, Articles, Bylaws and Policies as of the date hereof: Recorded in the Official Public Records of Bexar County, Texas

<b>Covenants, Conditions, and Restrictions</b>	<b>Document Number</b>	<b>Volume</b>	<b>Page</b>
Master Declaration of Covenants, Conditions and Restrictions <b>Indian Springs</b>	20040250737	11053	2008
Supplemental Declaration Indian Springs Conservation Assessments	20040250738	11053	2052
Declaration of Use Restrictions for Indian Springs Estates Subdivision <b>Indian Springs Estates South, Unit 3</b>	20070020740	12659	121
Certificate of Annexation to Declaration of Covenants, Conditions and Restrictions Indian Springs Estates ( <b>Indian Springs Estates South Subdivision, Unit 4</b> )	20070110338	12865	1389
Declaration of Use Restrictions for Indian Springs Estates Subdivision <b>Indian Springs Estates South, Unit 4</b>	20070110339	12865	1392
Amended and Restated Umbrella Declaration of Covenants, Conditions and Restrictions for Indian Springs Estates Subdivision ( <b>Indian Springs Estates North and Indian Springs Estates South</b> )	20070169886	13004	1720
Certificate of Annexation to Declaration of Covenants, Conditions and Restrictions Indian Springs Estates ( <b>Indian Springs Estates North Subdivision, Unit 1</b> )	20070231653	13141	1312
Declaration of Use Restrictions for Indian Springs Estates Subdivision ( <b>Indian Springs Estates North, Unit 1</b> )	20070231654	13141	1315
Partial Assignment and Assumption of Rights and Obligations (effective 9/30/2	20080223916	13719	301
Rerecorded [to correct legal description]	20090075592	13958	268
Notice of Resignation of Director and Assignment of Declarant Rights to Master Declaration	20090144137	14101	381
First Amendment to Master Declaration of Covenants, Conditions and Restrictions Indian Springs	20090144221	14101	1043

First Amendment to Amended and Restated Umbrella Declaration of Covenants, Conditions and Restrictions for Indian Springs Estates Subdivision ( <b>Indian Springs Estates North and Indian Springs Estates South</b> )	20090144222	14101	1057
First Amendment to Supplemental Declaration Indian Springs Conservation Assessments	20090144223	14101	1069
Access Easement Agreement between Indian Springs Estates Homeowners Association, Inc. and The Board of Trustees of the Comal Independent School District	20090144299	14101	1498
Certificate of Annexation to Declaration of Covenants, Conditions and Restrictions Indian Springs Estates ( <b>Indian Springs Estates South Subdivision, Unit 2</b> )	20110222402	15267	689
Declaration of Use Restrictions for Indian Springs Estates ( <b>Indian Springs Estates South Subdivision, Unit 2</b> )	20110222403	15267	694
Declaration of Use Restrictions for Indian Springs Estates ( <b>Indian Springs Estates North Subdivision, Unit 2A</b> )	20130162282	16268	679
Certificate of Annexation to Declaration of Covenants, Conditions and Restrictions for Indian Springs Estates ( <b>Indian Springs Estates North Subdivision, Unit 2A</b> )	20130181863	16314	996
Certificate of Annexation to Declaration of Covenants, Conditions and Restrictions for Indian Springs Estates ( <b>Indian Springs Estates North Subdivision, Unit 3</b> )	20150107532	17293	812
Declaration of Use Restrictions for Indian Springs Estates Subdivision ( <b>Indian Spring Estates North, Unit 5</b> )	20160059420	17776	1212
<b>Articles and Bylaws</b>	<b>Document Number</b>	<b>Volume</b>	<b>Page</b>
Bylaws of Indian Springs Estates Homeowners Association, Inc.	20080151006	13590	938
2 <sup>nd</sup> Amendment to the Management Certificate for Indian Springs Estates Homeowners Association, Inc. With attached: Bylaws; and Articles of Incorporation	20110138488	15079	281
First Amendment to Bylaws of Indian Springs Estates Homeowners Association, Inc.	20210185732		
<b>Policies, Rules, Resolutions, and Guidelines</b>	<b>Document Number</b>	<b>Volume</b>	<b>Page</b>
2 <sup>nd</sup> Amendment to the Management Certificate for Indian Springs Estates Homeowners Association, Inc. With attached: 2011 Pool Rules & Guidelines	20110138488	15079	281
Affidavit of Authentication by Kim Comiskey, Officer and Director of Indian Springs Estates, with attached: Records Retention, Inspection and Production Policy; Alternative Payment Policy and Schedule for Assessments;	20110208602	15235	783

Indian Springs Estates Homeowners Association, Inc. Collection & Payment Plan Policy Resolution of the Board of Directors	20200020041		
Notice of Dedicatory Instruments for Indian Springs Estates Homeowners Association, Inc. with attached: 209 Hearing Policy; Bid Solicitation Policy; Display of Religious Items Policy; Security Measures Policy; Governing Documents Enforcement and Fine Policy;	20220001211		

5. Association Fees Related to Property Transfer:

Statement of Account with Resale/Disclosure Documents	\$375.00
CiraConnect Processing Charge	\$ 59.00
Conveyance Processing Fee (Due at Time of Closing)	\$325.00
Working Capital Assessment (Due from Purchaser at Time of Closing)	Equivalent to the estimated Annual Assessments for Lot

6. Mailing Address for the Association:

Indian Springs Estates Homeowners Association, Inc.  
P.O. Box 803555  
Dallas, Texas 75380

7. Association Management or Representative and Contact Information:

RealManage  
c/o CT Corporation  
PO Box 803555  
Dallas, Texas 75380-3555  
866-473-2573 Phone  
866-919-5696 Fax  
indsprin@CiraMail.com

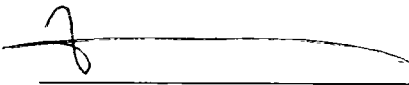
8. Association Website:  
www.ciranet.com

Executed on this 21 day of May, 2025.

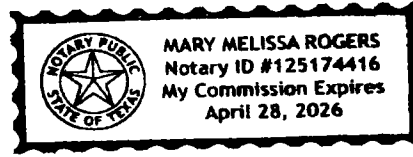
INDIAN SPRINGS ESTATES HOMEOWNERS ASSOCIATION,  
INC.

By: REALMANAGE

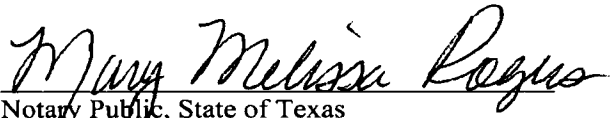
By:

  
\_\_\_\_\_  
RENAN FIDALGO, Vice President,  
Operations of RealManage, Managing Agent

STATE OF TEXAS                   §  
COUNTY OF BEXAR               §



BEFORE ME, the undersigned notary public, on this 21 day of May, 2025, personally appeared RENAN FIDALGO, Vice President, Operations of RealManage, the Managing Agent for INDIAN SPRINGS ESTATES HOMEOWNERS ASSOCIATION, INC., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and in the capacity therein expressed.

  
Notary Public, State of Texas

AFTER RECORDING, RETURN TO:  
Michael B. Thurman  
THURMAN & PHILLIPS, P.C.  
4093 De Zavala Road  
Shavano Park, Texas 78249  
Phone: (210) 341-2020

**File Information**

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

**Document Number:** 20250096052

**Recorded Date:** May 28, 2025

**Recorded Time:** 12:32 PM

**Total Pages:** 6

**Total Fees:** \$41.00

**\*\* 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: 5/28/2025 12:32 PM



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