

SCANNED

MANAGEMENT CERTIFICATE
FOR THE
SUNSET VILLAS HOMEOWNERS ASSOCIATION, INC.
BEXAR COUNTY, TEXAS
(TEXAS PROPERTY CODE SECTION 209.004)

This Property Owners' Association Management Certificate is being recorded by SUNSET VILLAS HOMEOWNERS ASSOCIATION, INC. (the "Association") in compliance with the terms of Chapter 209 of the Texas Property Code and supersedes any prior management certificates filed by the Association. The Association submits the following additional information.

NAME OF SUBDIVISION: Sunset Villas
NAME OF ASSOCIATION: Sunset Villas Homeowners Association, Inc.
SUBDIVISION RECORDING DATA: See Exhibit "A"
RECORDING DATA FOR RESTRICTIONS: See Exhibit "A"
NAME AND MAILING ADDRESS OF THE ASSOCIATION:
Sunset Villas Homeowners Association, Inc.
% PMI Birdy Properties
18830 Stone Oak Parkway
San Antonio, TX 78258

NAME MAILING ADDRESS, TELEPHONE NUMBER, AND E-MAIL OF PERSON MANAGING THE ASSOCIATION OR ITS DESIGNATED REPRESENTATIVE:
PMI Birdy Properties
18830 Stone Oak Parkway
San Antonio, TX 78258
210-524-9400
AM@Birdy.com

WEBSITE ADDRESS OF THE ASSOCIATION
www.mysunsetvillas.com

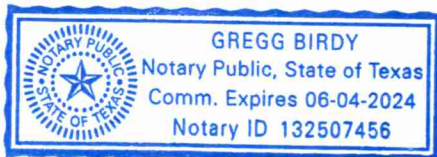
PROPERTY TRANSFER FEE(S) CHARGED BY ASSOCIATION:
RESALE CERTIFICATE: \$375
RESALE CERTIFICATE UPDATE: \$75
REFINANCE STATEMENT OF ACCOUNT: \$75
TRANSFER FEE: \$200

SUNSET VILLAS HOMEOWNERS ASSOCIATION, INC.

BY: 
Print Name: Russell Birdy
Print Title: Managing Agent

STATE OF TEXAS §
COUNTY OF BEXAR §

This instrument was acknowledged and signed before me on the 23 day of April, 2024 by Russell Birdy the Managing Agent of the Sunset Villas Homeowners Association, Inc. on behalf of the Association.



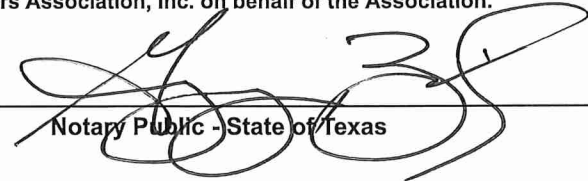

Notary Public - State of Texas

EXHIBIT "A"

The SUNSET VILLAS HOMEOWNERS ASSOCIATION, INC. a subdivision located in Bexar County, Texas and any other subdivisions which have been or may be subsequently annexed thereto and made subject to the authority of the Sunset Villas Homeowners Association, Inc. which sections were originally encumbered by dedicatory instruments filed of record in Bexar County, Texas as follow:

Recording Date	Filed Document	Recording Information
1/29/2010	Plat	20100015788
3/15/2010	Declaration of Covenants, Conditions, Easements and Restrictions	20100042737
2/16/2011	1st Amendment to the Declaration of Covenants, Conditions, Easements and Restrictions	20110027900
12/9/2011	Collection Policy and Payment Plan Guidelines	20110218018
12/9/2011	Document Retention, Access, Production and Copying Policy	20110218020
9/21/2012	Certificate of Formation and Bylaws	20120184065
11/12/2014	Boundary Fence Agreement	20140195274