

PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE
for
STUDIO ESTATES PROPERTY OWNERS ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
COUNTY OF HAYS §

The undersigned, being the Manager of Studio Estates Property Owners Association, Inc., a Texas nonprofit corporation ("Association") organized and existing under the laws of the State of Texas, submits the following information pursuant to TEX. PROP. CODE § 209.004:

1. Name of the Subdivision: Studio Estates Subdivision, Sections 1, 2A, 2B and 3
2. Name of Association: Studio Estates Property Owners Association, Inc.
3. Recording Data for the Subdivision: Official Public Records of Hays County, Texas

Subdivision Name / Unit Number	Document Number	Volume	Page
Studio Estates Subdivision, Section 1		15	185-186
Studio Estates Subdivision, Section 2A		17	92-93
Studio Estates Subdivision, Section 2B	16022065		
Studio Estates Subdivision, Section 3			

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

Covenants, Conditions, and Restrictions	Document Number	Volume	Page
Studio Estates Subdivision Declaration of Covenants, Conditions and Restrictions [Studio Estates Subdivision Section 1]	90021798	3717	52
Certificate of Annexation and Supplemental Declaration for Shavano Park, Unit-19C, Phase II [Studio Estates Section 1, Section 2A, Section 2B and Section 3]	2013-13020396	4669	485

5. Association Fees Relating to Property Transfer:

Resale Certificate Fee \$350.00
Transfer Fee (Due at Time of Closing) \$125.00

6. Mailing Address for the Association:

Studio Estates Property Owners Association, Inc.
6880 Golfth Road
Kyle, Texas 78640

7. Association Management or Representative and Contact Information:

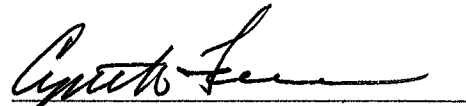
Cynthia Freeman, Manager
6880 Golfth Road
Kyle, Texas 78640
Phone: 512-213-9703
Email: studioestateshoa@gmail.com

8. Association Website:
www.studioestatespoa.com

Executed on this 6th day of February, 2025.

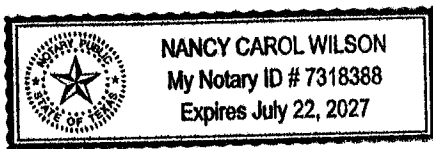
STUDIO ESTATES PROPERTY OWNERS
ASSOCIATION, INC.

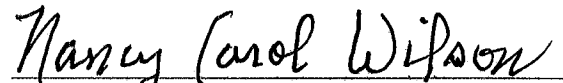
By:


CYNTHIA FREEMAN, Manager

STATE OF TEXAS §
 §
COUNTY OF HAYS §

BEFORE ME, the undersigned notary public, on this 6th day of FEBRUARY 2025, personally appeared CYNTHIA FREEMAN, Manager of STUDIO ESTATES PROPERTY OWNERS 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.




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

**THE STATE OF TEXAS
COUNTY OF HAYS**

I hereby certify that this instrument was FILED on the
date and the time stamped hereon by me and was duly
RECORDED in the Records of Hays County, Texas.

25005910 CERTIFICATE
02/21/2025 01:04:24 PM Total Fees: \$29.00

Elaine H. Cárdenas, MBA, PhD, County Clerk
Hays County, Texas

