PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE FOR

LEON CREEK ESTATES RESIDENTIAL COMMUNITY, INC.

This Management Certificate is recorded pursuant to Section 209.004 of the Texas Property Code.
This amends all prior Management Certificates filed for this association.

Per Texas Property Code 209.004 "The County Clerk of each county in which a Management Certificate is filed as required by this section shall record the Management Certificate in the real property records of the county and index the document as a "Property Owners' Association Management Certificate"

State of Texas §

County of Bexar §

1. Name of Subdivision: Leon Creek

2. Subdivision Location: Bexar

3. Name of Homeowners Association: Leon Creek Estates Residential Community, Inc.

4. Recording Data for Association:

   Plat is recorded under Document No. 20140130360

5. Recording Data for Declaration and any amendments:

   DCCR'S are recorded in Bexar County under Document No. 20140137735

6. Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowners' association:

   Community Manuel is recorded under Document No. 20140138664

7. Mailing Address and Contact Information for the Association and the Managing Agent:

   JellyBird HOA Management
   17319 San Pedro Ave, Suite 300
   San Antonio, TX 78232
   contact@JellyBirdHOA.com
   210-640-3911
   https://jellybirdhoa.com/app/

8. Fee(s) related to Property Transfer:

   - Administrative Transfer Fee - $200.00
   - Resale Package = $375.00
     - Rush for Resale Package:
       - 1 business day = $120.00 / 3 business days = $95.00
     - Add a Rush to an existing order = $75.00 + Cost of a Rush
     - Update for Resale Package:

        - 1-14 days = $15.00 / 15-180 days = $50.00

- Statement of Account only = $120.00
    - Rush for Statement of Account only:
        - 1 business day = $110.00 / 3 business day = $85.00
    - Update for Statement of Account only:
        - 1-30 days - No Cost / 31-45 days = $50.00 / 46-90 days = $50.00

Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of the Association, together with obtaining an official Resale Certificate, and performing a comprehensive physical inspection of the lot/home and common areas prior to purchase.

THE PURPOSE OF THIS CERTIFICATE IS TO PROVIDE INFORMATION SUFFICIENT FOR A TITLE COMPANY TO CORRECTLY IDENTIFY THE SUBDIVISION AND TO CONTACT ITS GOVERNING ASSOCIATION. THIS CERTIFICATE DOES NOT PURPORT TO IDENTIFY EVERY PUBLICLY RECORDED DOCUMENT AFFECTING THE SUBDIVISION, OR TO REPORT EVERY PIECE OF INFORMATION PERTINENT TO THE SUBDIVISION. NO PERSON SHOULD RELY ON THIS CERTIFICATE FOR ANYTHING OTHER THAN INSTRUCTIONS FOR CONTACTING THE ASSOCIATION IN CONNECTION WITH THE TRANSFER OF TITLE TO A HOME IN THE SUBDIVISION. THE REGISTERED AGENT FOR THE ASSOCIATION IS ON FILE WITH THE TEXAS SECRETARY OF STATE.

Signed this 18 **day of** May**, 2022.**

Leon Creek Estates Residential Community, Inc.

By: _____
Shelby Welch (of JellyBird HOA Management), Managing Agent

State of Texas §

County of Bexar §

This instrument was acknowledged and signed before me on 18th of May, 2022 by Shelby Welch, representative of JellyBird HOA Management, the Managing Agent of Leon Creek Estates Residential Community, Inc., on behalf of said association.

_____
Notary Public, State of Texas

After Recording, Return To:
JellyBird HOA Management
Attn: Transitions
17319 San Pedro, #300
San Antonio, TX 78232

AMANDA SALAZAR
Notary Public, State of Texas
Comm. Expires 01-26-2026
Notary ID 12546520-9

File Information

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

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**** THIS PAGE IS PART OF THE DOCUMENT ****

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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: 5/19/2022 9:51 AM

Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk