

**VILLAS AT SONOMA VERDE CONDOMINIUM COMMUNITY, INC. MANAGEMENT CERTIFICATE**

This Property Owners' Association Management Certificate is being recorded by **VILLAS AT SONOMA VERDE CONDOMINIUM COMMUNITY, INC.** (the "Association") in compliance with the terms of Chapter 209 of the Texas Property Code and supersedes any prior management certificate filed by the Association. The Association submits the following additional information:

**Name of the Subdivision:** VILLAS AT SONOMA VERDE

**Name of the Association:** VILLAS AT SONOMA VERDE CONDOMINIUM COMMUNITY, INC.

**Recording Data for Association:**

The Subdivision is recorded according to the Map and Plat Records in Bexar County, Texas, as follows;

- (a) Plat No. 060385

**Recording Data for Restrictions:**

The Declarations for the Association are recorded in the Real Property Records of Bexar County, Texas, as follows:

- (a) Declaration of Covenants, Conditions and Restrictions. Doc 20080221970.
- (b) Dedicatory Instruments. Doc 20140022271.
- (c) Dedicatory Instruments. Doc 20140059727.
- (d) Adoption of Working Capital Assessment. Doc 20090169872.
- (e) Notice of Applicability to Master Covenant. Doc 20080221969.

**Name and Mailing Address of the Association**

VILLAS AT SONOMA VERDE CONDOMINIUM COMMUNITY, INC.  
c/o Professional Community Management  
300 East Sonterra Blvd Ste 250  
San Antonio, Texas 78258

**Name, Mailing Address, Telephone Number, and E-mail Address of Person Managing the Association or its Designated Representative**

Professional Community Management  
300 East Sonterra Blvd Ste 250  
San Antonio, Texas 78258  
210-545-1888  
[AHInfo@associa.us](mailto:AHInfo@associa.us)

**Website Address of the Association**

[www.townsq.io](http://www.townsq.io)

**Property Transfer Fee(s) Charged by the Association:**

New account setup fee establishing new owner's account in the association's records: \$45  
Working Capital Contribution: \$600  
Resale Certificate: \$375  
Resale Certificate Update: \$75  
Legacy Account Closure Fee: \$220  
Refinance Statement of Account: \$75  
Expedite Fee for Resale Certificate prior to 10 business day delivery obligation: \$175 for 1 day expedite  
\$125 for 3 day expedite

Executed on this the 1 day of January, 2022

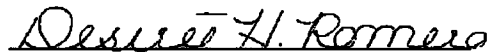
VILLAS AT SONOMA VERDE CONDOMINIUM COMMUNITY, INC.,  
acting by and through its managing agent, Professional Community  
Management



Alex Rix, Professional Community Management President

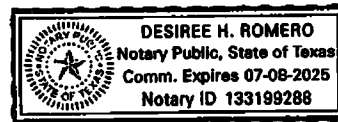
STATE OF TEXAS       §  
                                  §  
COUNTY OF Bexar    §

This instrument was acknowledged before me on the 1<sup>st</sup> day of January, 2022 by Alex Rix, President with Professional Community Management, the managing agent for VILLAS AT SONOMA VERDE CONDOMINIUM COMMUNITY, INC., a Texas nonprofit corporation, on behalf of such corporation.



Notary Name  
Notary Public, State of Texas

When recorded return to:  
Professional Community Management  
300 East Sonterra Blvd Ste 250  
San Antonio, Texas 78258



**File Information**

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

**Document Number:** 20220101774

**Recorded Date:** April 22, 2022

**Recorded Time:** 1:09 PM

**Total Pages:** 3

**Total Fees:** \$30.00

**\*\* 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:  
4/22/2022 1:09 PM



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