

**MANAGEMENT CERTIFICATE  
FOR THE  
THE FOUNTAINS CONDOMINIUMS  
BEXAR COUNTY, TEXAS  
(TEXAS PROPERTY CODE SECTION 82.116)**

**NAME OF CONDOMINIUM:**

The Fountains Condominiums

**NAME OF ASSOCIATION:**

The Fountains Homeowners Association, Inc.

**LOCATION OF THE CONDOMINIUM:**

1819 Babcock, San Antonio, Texas 78229

**MAILING ADDRESS OF ASSOCIATION:**

The Fountains Homeowners Association, Inc.  
c/o Avid Property Management Inc.  
21750 Hardy Oak Blvd. Suite 102-182  
San Antonio, Texas 78258

**RECORDING DATA OF DEDICATORY INSTRUMENTS:**

- Declaration – Volume 6, Page 1 et seq, Deed and Plat Records of Bexar County, Texas
- Articles of Incorporation – Filed in the office of Secretary of State of Texas
- Rules and Regulations– Volume 30073, Page(s) 10031 et seq, in the Official Public Records of Bexar County, Texas
- Rules and Regulations– Volume 5685, Page(s) 1053 et seq, in the Official Public Records of Bexar County, Texas
- Fines Policy – Document no. 20080114231 in the Official Public Records of Bexar County, Texas
- Notice of Dedicatory Instruments – Document no. 20180238720 in the Official Public Records of Bexar County, Texas
- Rules and Regulations Concerning Dogs – Document no. 20190149593 in the Official Public Records of Bexar County, Texas
- Rules and Regulations Concerning Patios and Balconies – Document no. 20200117971 in the Official Public Records of Bexar County, Texas

**PROPERTY MANAGER CONTACT INFORMATION:**

Name: Avid Property Management Inc.  
c/o Melissa Espino

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Phone Number: 210-253-7814  
Mailing Address: 21750 Hardy Oak Blvd. Suite 102-182  
San Antonio, Texas 78258  
E-mail Address: melissa@avidtexas.com

**ASSOCIATION'S WEBSITE:**

www.avidtexas.com

**PROPERTY TRANSFER FEES:**

- Resale Certificates:
  - First Request: \$375.00
  - Second Request: \$75.00
- Transfer Fees: \$175.00
- Additional products and documents available upon request to the Property Manager.

**OTHER INFORMATION:**

Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other dedicatory instruments 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 Management Certificate is to comply with Section 82.116 of the Texas Property Code and to provide information sufficient for a title company to correctly identify the Subdivision and to contact its governing Association. This Management Certificate does not purport to identify every piece of information pertinent to the Subdivision. No person should rely on this Management Certificate for anything other than instructions for contacting the Association. The registered agent for the Association is on file with the Texas Secretary of State.

  
Glenn Chase, President  
The Fountains Homeowners Association, Inc.

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STATE OF TEXAS

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COUNTY OF BEXAR

Before me, the undersigned authority, on this day personally appeared Glenn Chase, President of The Fountains Homeowners Association, Inc., a Texas nonprofit corporation, known to be the person and officer whose name is subscribed to the foregoing Management Certificate and acknowledged to me that he/she had executed the same as the act of said corporation for the purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this 5th day of March, 2023.



*Vanessa Ramos*  
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Notary Public, State of Texas

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**File Information**

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

**Document Number:** 20230079342  
**Recorded Date:** May 04, 2023  
**Recorded Time:** 2:28 PM  
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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: 5/4/2023 2:28 PM



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