

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
for
THE VILLAS AT BRAUN STATION ASSOCIATION, INC.**

THE STATE OF TEXAS §
 §
COUNTY OF BEXAR §

The undersigned, being the Managing Agent of The Villas at Braun Station Association, Inc., a non-profit corporation ("**Association**") organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code, which supersedes any Management Certificate previously filed by the Association:

1. Name of Subdivision: The name of the subdivision is The Villas at Braun Station Subdivision.
2. Name of Association: The name of the Association is The Villas at Braun Station Association, Inc.
3. Recording Data for the Subdivision:
 - a. The Villas at Braun Station Subdivision, a subdivision in Bexar County, Texas according to the maps or plats thereof recorded in Volume 9505, Page 179, *et seq.*, of the Official Public Records of Real Property of Bexar County, Texas, and all amendments to or replats of said maps or plats, if any.
4. Recording Data for the Declaration*:
 - a. Documents:
 - (1) The Villas at Braun Station Planned Unit Development Declaration of Covenants, Conditions, and Restrictions.
 - (2) The Villas at Braun Station Planned Unit Development First Amendment to Declaration of Covenants, Conditions, and Restrictions.
 - (3) Second Amendment to Declaration of Covenants, Conditions and Restrictions The Villas at Braun Station Planned Unit Development.
 - (4) Third Amendment to Declaration of Covenants, Conditions and Restrictions The Villas at Braun Station Planned Unit Development.
 - (5) Fourth Amendment to Declaration of Covenants, Conditions and Restrictions The Villas at Braun Station Planned Unit Development.

(6) Fifth Amendment to Declaration of Covenants, Conditions and Restrictions The Villas at Braun Station Planned Unit Development.

b. Recording Information:

(1) Volume 4052, Page 838, *et seq.*, of the Official Public Records of Real Property of Bexar, County, Texas.

(2) Volume 4917, Page 573, *et seq.*, of the Official Public Records of Real Property of Bexar, County, Texas.

(3) Volume 6099, Page 899, *et seq.*, of the Official Public Records of Real Property of Bexar, County, Texas.

(4) Bexar County Clerk's File No. 20080012068.

(5) Bexar County Clerk's File No. 20080222684.

(6) Bexar County Clerk's File No. 20120092774.

5. Name and Mailing Address of the Association: The name and mailing address of the Association is The Villas at Braun Station Association, Inc. c/o Tandem Association Management, P.O. Box 6108, San Antonio, TX 78209.

6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is:

Tandem Association Management
P.O. Box 6108
San Antonio, TX 78209
210.343.5006
villasatbraunstation@TandemSA.com

7. The Association's Dedicatory Instruments are available to Members online at: Comwebportal.com

8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

Description	Fee
Resale Certificate	\$ 350.00
Transfer Fee	\$ 275.00
Refinance Fee	\$ 250.00

All Resale document orders must be submitted in writing to villasatbraunstation@tandemsa.com.

Executed on this 21 day of August, 2021.

THE VILLAS AT BRAUN STATION ASSOCIATION, INC.

By: Tandem Association Management,
Managing Agent

By: Pamela Priour

Printed: PAMELA PRIOUR

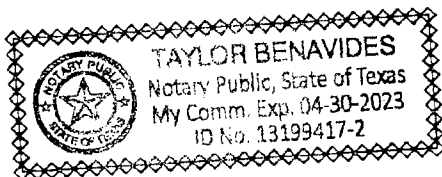
Its: OWNER / PRESIDENT

*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the Subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

THE STATE OF TEXAS §
 §
COUNTY OF Bexar §

BEFORE ME, the undersigned notary public, on this 24 day of August, 2021 personally appeared Pam Priour, Community Manager of Tandem Association Management, Managing Agent for The Villas at Braun Station Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purpose and in the capacity therein expressed.

Taylor B. Benavides
Notary Public in and for the State of Texas



File Information

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

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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: 8/24/2021 3:45 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk