

**HUMMINGBIRD ESTATES HOMEOWNERS ASSOCIATION'S FIRST AMENDED MANAGEMENT CERTIFICATE**

This Property Owners' Association Management Certificate is being recorded by **HUMMINGBIRD ESTATES HOMEOWNERS' ASSOCIATION** (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: **HUMMINGBIRD ESTATES**

Name of the Association: **HUMMINGBIRD ESTATES HOMEOWNERS' ASSOCIATION**

Recording Data for Association:

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

(a) Vol. 9571, Page 94

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 Hummingbird Estates Subdivision. Doc 20070119633.
- (b) Corrected Declaration of Covenants, Conditions and Restrictions Hummingbird Estates Subdivision. Doc 20070273990.
- (c) Bylaws of Hummingbird Estates Homeowners Association. Doc 20070137567.
- (d) First Amendment to the Bylaws of Hummingbird Estates Homeowners Association. Doc 20190092401. (e) Hummingbird Estates Homeowners Association Architectural and Maintenance Standards. Doc 20180036509.
- (f) Notice of Filing of Dedicatory Instruments of Hummingbird Estates Homeowners Association, Inc. Doc 20120024988.
- (g) Resolution of the Board of Directors of Hummingbird Estates Homeowners Association, Inc. Doc 20120024991.
- (h) Resolution of the Board of Directors of Hummingbird Estates Homeowners Association, Inc. Doc 20120024990.
- (i) Resolution of the Board of Directors of Hummingbird Estates Homeowners Association, Inc. Doc 20120024989.

Name and Mailing Address of the Association

HUMMINGBIRD ESTATES HOMEOWNERS'  
ASSOCIATION c/o Class Community Service, LLC.  
830 North Blvd #3079  
Universal City TX 78148

The Name, Mailing Address, Telephone Number, and e-mail address of the person managing the Association: Class

Community Service, LLC.  
830 North Blvd #3079  
Universal City TX 78148726-231-3651 info@ccsclassc.com

The Website Address of any Website on which the Association's Dedicatory Instruments are available (in accordance with Section 207.006, Texas Property Code):

<https://www.homewisedocs.com/>  
<https://ccsclassc.com/>

**The Amount and description of a fee or fees charged by the association relating to a property transfer in the subdivision, and other information the association considers appropriate:**

Resale Disclosure (TREC Form) Package.

**File Information**

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

**Document Number:** 20240226315  
**Recorded Date:** December 10, 2024  
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**\*\* 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: 12/10/2024 10:24 AM



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