PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE FOR SPRING VALLEY PROPERTY OWNERS ASSOCIATION

THE STATE OF TEXAS §
COUNTIES OF COMAL §

The undersigned, being the Managing Agent of Spring Valley Property Owners Association, a non-profit corporation 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 prior Management Certificate filed by Spring Valley Property Owners Association:

- 1. <u>Name of Subdivision:</u> Spring Valley.
- 2. <u>Name of Association:</u> Spring Valley Owners Association.
- 3. <u>Recording Data for the Subdivision:</u>
 - a) Spring Valley Owners Association, Inc., a subdivision located in Comal County, Texas, and any other subdivisions which have been or may be subsequently annexed thereto and made subject to the authority of the Spring Valley Owners Association, Inc. which sections were originally encumbered by dedicatory instruments filed of record in Comal County, Texas as follows:
 - a. Recording Date: 5/17/2021; Filed Document: DCCR Unit 1A; Recording Information: 202106026658
 - b. Recording Date: 5/12/2021; Filed Document: Unit 1A Plat; Recording Information: 202106025700
 - c. Recording Date: 10/27/2021; Filed Document: Unit 1B Plat; Recording Information: 202199037176
 - d. Recording Date: 11/19/2021; Filed Document: Annexation of Unit 1B; Recording Information: 202106060010
- 4. <u>Recording Data for the Declaration:</u>
 - a) Spring Valley Owners Association, Inc., a subdivision located in Comal County, Texas, and any other subdivisions which have been or may be subsequently annexed thereto and made subject to the authority of the Spring Valley Owners Association, Inc. which sections were originally encumbered by dedicatory instruments filed of record in Comal County, Texas as follows:
 - a. Recording Date: 5/17/2021; Filed Document: DCCR Unit 1A; Recording Information: 202106026658
 - b. Recording Date: 11/19/2021; Filed Document: Annexation of Unit 1B; Recording Information: 202106060010

- 5. <u>Name and Mailing Address of the Association is:</u> Spring Valley Property Owners Association c/o FirstService Residential San Antonio, LLC, 3424 Paesanos Pkwy, Ste 100, San Antonio, TX 78231.
- 6. <u>Name and Mailing Address of Person Managing the Association or Its Designated</u> <u>Representative is:</u> Spring Valley Property Owners Association c/o FirstService Residential San Antonio, LLC, 3424 Paesanos Pkwy, Ste 100, San Antonio, TX 78231.
- 7. Telephone Number to Contact the Association is: 281.829.7202 and 210.829.5207.
- 8. Email Address to Contact the Association: Mgmt-CertificateTX@fsresidential.com
- 9. The Association's website may be found at: https://springvalley.connectresident.com/
- 10. Fees charged by the Association upon the sale or transfer of Property:
 - a. Resale Certificate: \$375.00 or more not to exceed the maximum allowable rate.
 - b. Rush Fee for Resale Certificate:
 - i. 1-2 days: \$125.00.
 - ii. 3-5 days: \$75.00.
 - c. Updated Certificate: after 30 days of issuance of the original \$75.00.
 - d. Homeowner Setup/ Unit Transfer Fee: \$340.00.
 - e. Statement of Account/Fee Sheet Processing: \$75.00
 - f. Refinance Fee: \$150.00.
 - g. Rush Fee for Refinance:
 - i. 1-2 days: \$125.00.
 - ii. 3-5 days: \$75.00.
 - h. Working Capital Fee: \$500.00.
 - i. Initial Assessment: \$200.00.

Executed on this the 2024.

SPRING VALLEY PROPERTY OWNERS ASSOCIATION

By:

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Kristie Rose-Zapp, President

Kristie Rose-Zapp, President of FirstService Residential San Antonio, LLC

THE STATE OF TEXAS

COUNTY OF BEXAR

BEFORE ME, the undersigned notary public, on this the 2024 personally appeared Kristie Rose-Zapp, President of FirstService Residential San Antonio, LLC, and Managing Agent of Spring Valley Property Owners Association, 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 and on behalf of the Association.

ACKNOWLEDGMENT

STARY PUR	JO LYNN HALL Notary ID #130885194
	My Commission Expires November 17, 2024
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Notary Public in and for the State of Texas

E-RECORDED BY:



6548 Greatwood Pkwy. Sugar Land, Texas 77479 Filed and Recorded Official Public Records Bobbie Koepp, County Clerk Comal County, Texas 04/04/2024 09:09:54 AM NANCY 3 Pages(s) 202406010058

