

**MANAGEMENT CERTIFICATE FOR
CHAMPIONS VILLAGE HOMEOWNERS' ASSOCIATION OF SAN ANTONIO, INC.**

THE STATE OF TEXAS

COUNTY OF BEXAR

SCANNED

The undersigned, being an officer of PMI Bluebonnet Realty, managing agent of Champions Village Homeowners' Association of San Antonio, Inc., 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 the Association:

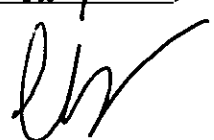
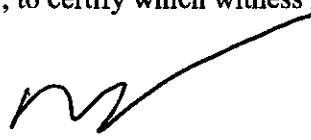
- 1) **Name of Subdivision:** Champions Village
- 2) **Name of the Association:** Champions Village Homeowners' Association of San Antonio, Inc.
- 3) **Recording Data for the Subdivision Development:** Volume 9564, Pages 12-13, Deed and National Records of Bexar County, Texas
- 4) **Recording Data for the Declaration:** See Exhibit "A"
- 5) **Name and Mailing Address for the Association :**
Champions Village Homeowners' Association of San Antonio, Inc.
c/o PMI Bluebonnet Realty
405 Main Street
Blanco, TX 78606
www.championsvillagehoa.com
- 6) **Name and Mailing Address of Person Managing the Association or its Designated Representative:**
PMI Bluebonnet Realty
405 Main Street
Blanco, TX 78606
830-264-8120
tara@pmibluebonnetrealty.com
- 7) **Other information the Association considers appropriate:** Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents 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 certificate is to provide information sufficient for the title company to correctly identify the subdivision and to contact its governing Association or representative.** This certificate does not purport to identify every piece of information pertinent to the subdivision. No person should rely on this certificate for anything other than instructions for contacting the Association in connection with the transfer of title to a home in the subdivision.
- 8) **Fee(s) related to Property Transfer:**
 - Management Transfer Fee - \$275.00

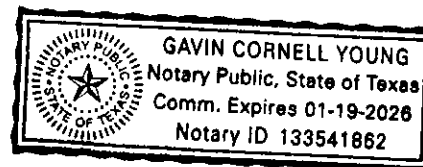
This Management Certificate is effective as of the 10 day of January, 2023.

CHAMPIONS VILLAGE HOMEOWNERS'
ASSOCIATION OF SAN ANTONIO, INC.
A Texas nonprofit corporation

By: 
Name: Steven Poer
Title: Community Manager and Agent for POA

SUBSCRIBED AND SWORN TO BEFORE ME, by Steven Poer, the Community Manager and Agent
for Champions Village Homeowners' Association of San Antonio, Inc. on this the 10 day of
January, 2023, to certify which witness my hand and seal of office.

 
NOTARY PUBLIC, STATE OF TEXAS



AFTER RECORDING RETURN TO:
PMI Bluebonnet Realty
405 Main Street
Blanco, TX 78606

EXHIBIT "A"

| BEXAR INSTRUMENT NUMBER | RECORDING DATE | DOCUMENT |
|--|---------------------------|--|
| Document No. 20050010730 | 01/14/2005 | Subdivision Common Areas and Facilities |
| Document No. 20050010731 | 01/14/2005 | Plat Map (Sheet 1 of 2) |
| Document No. 20050010732 | 01/14/2005 | Plat Map (Sheet 2 of 2) |
| Document No. 20050203104 | 09/02/2005 | Declaration of Covenants, Conditions, and Restrictions |
| Document No. 20110233451 | 12/30/2011 | Community Manual |
| Document No. 20120075749 | 04/25/2012 | First Amendment to Declaration of Covenants, Conditions, and Restrictions |
| Document No. 20120079321 | 04/30/2012 | Shared Maintenance and Easement Agreement |
| Document No. 20120080544 | 05/01/2012 | First Amendment to Shared Maintenance and Easement Agreement |
| Document No. 20150046384 | 03/19/2015 | Vehicle Towing Policy |
| Document No. 20150046383 | 03/19/2015 | Fines Policy |
| Document No. 20210267902 | 09/27/2021 | Fines and Enforcement Policy |
| Document No. 20210267899 | 09/27/2021 | Security Measures Policy |
| Document No. 20210267900 | 09/27/2021 | Religious Displays Policy |
| Document No. 20210267904 | 09/27/2021 | Contract Solicitation Policy |
| Document No. 20210267903 | 09/27/2021 | Lease Information to be Provided |
| Document No. 20220002074 | 01/05/2022 | Policy Regarding Assessment Collections and Payment Plans |



VG-76-2023-20230007830

File Information

**FILED IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

Document Number: 20230007830
Recorded Date: January 17, 2023
Recorded Time: 1:51 PM
Total Pages: 4
Total Fees: \$34.00

**** 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 FILED in File Number Sequence on this date and at the time stamped hereon by me and was duly RECORDED in the Official Public Record of Bexar County, Texas on:
1/17/2023 1:51 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk