



VG-28-2022-20220026790

File Information

**FILED IN THE OFFICIAL PUBLIC RECORDS 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 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:
2/1/2022 2:38 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk

SCANNED

MANAGEMENT CERTIFICATE FOR THE VILLAS AT TIMBERWOOD HOMEOWNERS' ASSOCIATION

THE STATE OF TEXAS

COUNTY OF BEXAR

The undersigned, being an officer of PMI Bluebonnet Realty, managing agent of The Villas at Timberwood Homeowners 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 the Association:

- 1) **Name of Subdivision:** The Villas at Timberwood
- 2) **Name of the Association:** The Villas at Timberwood Homeowners Association
- 3) **Recording Data for the Subdivision Development:** Plat recorded at Bexar County under:
Volume 9507, Pages 170-172.
- 4) **Recording Data for the Declaration:** See Exhibit "A"
- 5) **Name and Mailing Address for the Association:**
The Villas at Timberwood Homeowners Association
c/o PMI Bluebonnet Realty
20540 HWY 46 W Ste 115
Spring Branch, TX 78070
www.villasattimberwood.com
- 6) **Name and Mailing Address of Person Managing the Association or its Designated Representative:**
PMI Bluebonnet Realty
20540 HWY 46 W Ste 115
Spring Branch, TX 78070
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. **Association Transfer Fee: \$200**

8) Fee(s) related to Property Transfer:

- Management Transfer Fee - \$225.00
- Resale Package
 - Premier Resale Certificate Package PLUS the Statement of Account and Inspection - \$575
 - Resale Certificate (Texas TREC Form) Package PLUS the Statement of Account - \$475
 - Resale Certificate (Texas TREC Form) and Association Documents Package- \$375
 - Rush for Resale Package:
 - o 1 business day = \$115 / 3 business days = \$85 / 5 business days = \$75
 - Add a Rush to an existing order= \$25.00 + Cost of a Rush
 - Update for Resale Package:
 - o 1-180 days= \$75.00
- Statement of Account only= \$125.00
 - Rush for Statement of Account only:
 - o 1 business day = \$115 / 3 business days = \$85 / 5 business days = \$75
 - Update for Statement of Account only:
 - o 1-14 days - No Cost / 15-45 days= \$35.00 / 46-90 days= \$50.00

SIGNED this the 31 day of January, 2022.

THE VILLAS AT TIMBERWOOD HOMEOWNERS' ASSOCIATION
A Texas Non-Profit Corporation

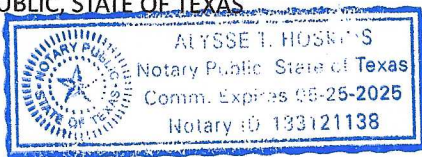
By: _____

Steven Poer (Community Manager and Agent for POA)

SUBSCRIBED AND SWORN TO BEFORE ME, by Steven Poer, the Community Manager and Agent for The Villas at Timberwood Homeowners Association

on this the 31st day of January, 2022, to certify which witness my hand and seal of office.

Alyse T. Hopkins
NOTARY PUBLIC, STATE OF TEXAS



After Recording Return to:

PMI Bluebonnet Realty
20540 Hwy 46 W, Suite 115
Spring Branch, TX 78070

Exhibit "A"

DATE RECORDED	BEXAR INSTRUMENT NUMBER	DOCUMENT
07-14-2011	20110122629	The Villas at Timberwood Units 47, 48 & 49 Declaration of Covenants, Conditions and Restrictions
04-11-2019	20190067269	First Amendment to The Villas at Timberwood Units 47, 48 & 49 Declaration of Covenants, Conditions and Restrictions
01-20-2012	Filed with Book 16366, page 1821	Bylaws of The Villas at Timberwood Homeowners Association
01-09-2012	Filed with Book 16366, page 1821	Certificate of Formation of The Villas at Timberwood Homeowners Association
01-20-2012	Filed with Book 16366, page 1821	Special Warranty Deed
06-06-2012	20120106263	Partial Assignment of Developer Rights for Units 47, 48 and 49 of Timberwood Park Subdivision
06-28-2012	Filed under Book 15577, page 1006	Collection Policy, Violation Policy, Record Retention Policy, Records Inspection Policy, Payment Plan Policy, Email Registration Policy, Membership Voting Policy Architectural Guidelines for: Solar Panels, Roof Shingles, Flags and Flagpoles, Religious Displays, Rain Barrels
09-06-2013	Filed with Book 16366, page 1821	Flag Display Guidelines, Drought-Resistant Landscaping and Natural Turf Guidelines, Assessment Collection Policy, Violation Enforcement Resolution, Application of Payments Policy, Conflict of Interest Policy, Guidelines for Land Use of Adjacent Lots, Collection Policy, Violation Policy, Record Retention Policy, Records Inspection Policy, Payment Plan Policy, Email Registration Policy, Membership Voting Policy
11-05-2015	PI2-20150225009-13	Electronic and Telephonic Action Policy, Payment Plan Policy, Standby Electric Generators Guidelines, Solar Energy Device Guidelines, Uncurable Violation Enforcement Resolution

10-01-2014	Filed under Book 15577, page 1006	Assessment Collection Policy for the The Villas at Timberwood Homeowners Association
01-20-2012	Filed with Book 16366, page 1821	Action of the Board of Directors of The Villas at Timberwood Homeowners Association without Organizational Meeting Consent to Action