

PROPERTY OWNER'S ASSOCIATION
MANAGEMENT CERTIFICATE
VILLAS AT LUCKEY RANCH CONDOMINIUM COMMUNITY, INC.

STATE OF TEXAS
COUNTY OF BEXAR

VILLAS AT LUCKEY RANCH CONDOMINIUM COMMUNITY, INC., a Texas non-profit corporation files this Property Owners Association Management Certificate, pursuant to §82.116 of the Texas Uniform Condominium Act, which supersedes any prior Management Certificate filed by the Association:

- (1) **Name of the Condominium Project:** The name of the subdivision is **Villas at Luckey Ranch Condominiums.**
- (2) **Name of the Condominium Association:** The Name of the Association is **Villas at Luckey Ranch Condominiums Community, Inc.**
- (3) **The Location of the Condominium:**
 - a. The location of the Condominium is 10911 Quinn Court, San Antonio, Bexar County, Texas 78252; being Lot 11, Block 63, of Luckey Ranch, Unit 1A – Cluster, a subdivision in Bexar County, Texas, according to the plat thereof recorded in Volume 20002, Pages 1554-1558, Official Public Records of Bexar County, Texas.
- (4) **Recording Data for the Declaration:**
 - a. Declaration of Condominium Regime for Villas at Lucky Ranch Condominiums, under Bexar County Document No. _____.
- (5) **Name and Mailing Address of the Association:** The name and mailing address of the Association is Villas at Luckey Ranch Condominium Community, Inc. c/o LEAD Association Management, Inc., 13231 Champion Forest Drive, Suite 112, Houston, Texas 77069.
- (6) **Contact Information for the Association's Designated Representative:** The contact information of the designated representative is: LEAD Conveyance Department, LEAD Association

Management, Inc., 13231 Champion Forest Drive, Ste. 112, Houston, Texas 77069; Phone Number: (281) 857-6027, Email address: info@lead-inc.com.

(7) **The Amount and Description of the Fees and Other Charges Charged by the Association Relating to a Property Transfer:**

Description	Fee
Transfer Fee	\$210.00

- (8) This Management Certificate does not purport to identify every publicly recorded document affecting the Condominium or Association. Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the Association and perform a physical inspection of the property and common areas before purchase. No person should rely on this Management Certificate for anything other than for identifying and contacting the Association.

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(SIGNATURE PAGE FOLLOWS)

Executed on this 30 day of November, 2022.

Villas at Luckey Ranch Condominium Community, Inc.

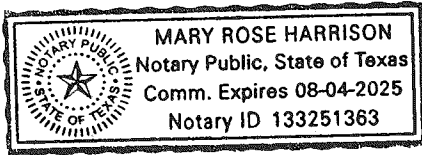
By: **LEAD Association Management, Inc.,
Managing Agent**

By: [Signature]
Printed Name: Syd Talley
Its: CEO

State of Texas

County of Harris

This instrument was acknowledged before me on [Date] 11/30/22 by [Name(s) of Officer(s) Acknowledging] Syd Talley, CEO, [Title of Officer(s)] Of LEAD Association Management, Inc., a Texas corporation, on behalf of said Villas at Luckey Ranch Condominium Community, Inc..



(Official Seal or Stamp)

Mary Harrison
Notary Public (Signature of Notarial Officer)
Mary Harrison
(Printed Name of Notarial Officer)

My commission expires: 8/4/25

**After recording return to:
Robertson Anschutz Vettors, LLC
25911 Oak Ridge Drive, Suite D
The Woodlands, TX 77380**

File Information

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

Document Number: 20220282043
Recorded Date: December 07, 2022
Recorded Time: 11:45 AM
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 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: 12/7/2022 11:45 AM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk