

**MANAGEMENT CERTIFICATE  
FOR THE  
VILLAS AT HAMPTON PLACE (BOERNE) HOMEOWNERS' ASSOCIATION, INC.  
KENDALL COUNTY, TEXAS  
(TEXAS PROPERTY CODE SECTION 209.004)**

**NAME OF SUBDIVISION:**

Villas at Hampton Place Subdivision

**NAME OF ASSOCIATION:**

Villas at Hampton Place (Boerne) Homeowners' Association, Inc.

**MAILING ADDRESS OF ASSOCIATION:**

Villas at Hampton Place (Boerne) Homeowners' Association, Inc.  
c/o Avid Property Management, Inc.  
21750 Hardy Oak Blvd, Suite 102-182  
San Antonio, Texas 78258

**SUBDIVISION RECORDING DATA:**

- Unit 1 Plat – Vol. 4, Pages 105-106
- Unit 1 Resubdivision & Vacating Plat – Vol. 4, Pages 183
- Unit 2 Plat – Vol. 4, Pages 186-187
- Unit 2 Resubdivision & Vacating Plat – Vol. 4, Pages 204
- Amending Unit 1 Plat – Vol. 4, Pages 386
- Unit 2 Revision Plat – Vol. 4, Pages 390

**RECORDING DATA OF DEDICATORY INSTRUMENTS:**

- Declaration – Vol. 809, Page 2
- First Amendment of Declaration – Vol. 890, Page 340
- First Supplement to Declaration – Vol. 955, Page 255
- Articles of Incorporation – Vol. 976, Page 204
- Bylaws – Vol. 1196, Page 161
- Xeriscape Policy – Document No. 2022-373147

**PROPERTY MANAGER CONTACT INFORMATION:**

Name: Avid Property Management, Inc.  
c/o Misti Jacobs  
Phone Number: (210) 253-7811  
Mailing Address: 21750 Hardy Oak Blvd., Ste 102-182  
San Antonio, Texas 78258  
E-mail Address: cs@avidtexas.com

**ASSOCIATION'S WEBSITE:**

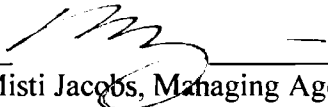
www.avidtexas.com

**PROPERTY TRANSFER FEES:**

- Resale Certificates (Tex. P. Code 207.003 compliant):
  - First Request: \$375.00
  - Second Request: \$75.00
- Transfer Fees: \$225.00
- Additional products and documents available upon request to the Property Manager

**OTHER INFORMATION:**

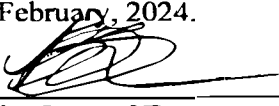
Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other dedicatory instruments of the Association, together with obtaining an official Resale Certificate and performing a comprehensive physical inspection of the lot/home and common areas, prior to purchase. The purpose of this Management Certificate is to comply with Section 209.004 of the Texas Property Code and to provide information sufficient for a title company to correctly identify the Subdivision and to contact its governing Association. This Management Certificate does not purport to identify every piece of information pertinent to the Subdivision. No person should rely on this Management Certificate for anything other than instructions for contacting the Association. The registered agent for the Association is on file with the Texas Secretary of State.

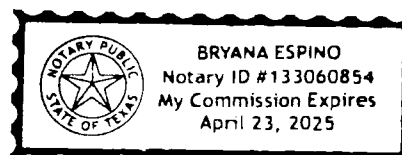
  
\_\_\_\_\_  
Misti Jacobs, Managing Agent for the  
Villas at Hampton Place (Boerne) Homeowners'  
Association, Inc.

STATE OF TEXAS                   §  
   §  
COUNTY OF KENDALL         §

Before me, the undersigned authority, on this day personally appeared Misti Jacobs, Managing Agent of the Villas at Hampton Place (Boerne) Homeowners' Association, Inc., a Texas nonprofit corporation, known to be the person and officer whose name is subscribed to the foregoing Management Certificate and acknowledged to me that he/she had executed the same as the act of said corporation for the purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this 20 day of February, 2024.

  
\_\_\_\_\_  
Notary Public, State of Texas



**Kendall County  
Denise Maxwell  
Kendall County  
Clerk**

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**Instrument Number:** 386882

eRecording - Real Property

NOTICE

Recorded On: February 21, 2024 08:55 AM

Number of Pages: 3

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**" Examined and Charged as Follows: "**

Total Recording: \$29.00

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**\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\***

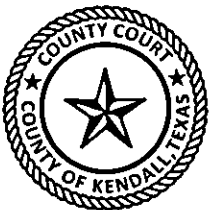
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY  
because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 386882  
Receipt Number: 20240221000010  
Recorded Date/Time: February 21, 2024 08:55 AM  
User: Grace O  
Station: cclerk07

**Record and Return To:**

Corporation Service Company



**STATE OF TEXAS  
COUNTY OF**

**I hereby certify that this Instrument was FILED In the File Number sequence on the date/time  
printed hereon, and was duly RECORDED in the Official Records of Kendall County, Texas.**

Denise Maxwell  
Kendall County Clerk  
Kendall County, TX

*Denise Maxwell*