



\*VG-76-2025-20250025760\*

### File Information

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

**Document Number:** 20250025760  
**Recorded Date:** February 13, 2025  
**Recorded Time:** 10:24 AM  
**Total Pages:** 5  
**Total Fees:** \$37.00

**\*\* 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:  
2/13/2025 10:24 AM



*Lucy Adame-Clark*  
Lucy Adame-Clark  
Bexar County Clerk

PROPERTY OWNER'S ASSOCIATION MANAGEMENT CERTIFICATE

For

INSPIRATION HILLS HOMES ASSOCIATION

SCANNED

STATE OF TEXAS       §  
                                     §  
COUNTY OF BEXAR   §

**WHEREAS** Section 209.004 of the Texas Property Code (the "Code") requires that a property owner's association file a management certificate in the real property records of the county in which the property is located, and

**WHEREAS** Inspirational Hills Homes Association, a non-profit corporation (the "Association"), is a property owners' association as defined in Section 209.003 of the code and has property located in Bexar County, Texas,

**NOW THEREFORE**, the undersigned, being the President for the Association, submits the following information pursuant to Section 209.004 of the Code which supersedes any prior Management Certificate filed by the Association.

1. **Name of the Subdivision:**       Inspiration Hills
2. **Name of the Association:**       Inspiration Hills Homes Association

3. **Recording Data of Plat:**

Recorded on September 4, 1953, in Volume 3377, Page 22 of the Deed and Plat Records of Bexar County, Texas and including selected lots from a plat which is of record in Volume 980, Page 267 of the Deed and Plat Records of Bexar County, Texas.

4. **Recording Data of the Declarations:**

- Recorded on October 12, 1953 (dated October 8, 1953) in Volume 3399, Pages 481-485 of the Deed and Plat Records of Bexar County, Texas.
- Protective Covenants recorded in Volume 3395, Pages 166-172, of the Deed and Plat Records of Bexar County, Texas
- Amendments to the Inspiration Hills Homes Association Bylaws recorded February 4, 2025, of the Deed and Plat records of Bexar County, Texas Document No. 20250019691.
- Collection and Payment Plan Guidelines recorded February 4, 2025, of the Deed and Plat Records of Bexar County, Texas Document No. 20250019690.

**5. Name and Address of the Association:**

Inspiration Hills Homes Association  
4835 Medical Drive  
P. O. Box 40126  
San Antonio, Texas 78229

**6. Name, mailing address, telephone number and email address of the person managing the association or its designated representative.**

Nathan Mabery, President  
4835 Medical Drive  
P. O. Box 40126  
San Antonio, Texas 78229

Phone: 210-434-7444  
Email: Nathan.mabery95@gmail.com

**7. Internet website on which the association's dedicatory instruments are available.**

[www.inspirationhills.net](http://www.inspirationhills.net)

**8. Amount and description of fees:**

**Resale Certificates:**

\$225.00  
\$325.00  
\$425.00

**Property Sale**

Standard Fee (Turnaround 10 days)  
Convenience Fee (\$100 Rush: Turnaround 5 days)  
Convenience Fee (\$200 Rush: Turnaround for 2 days)

**Transfer Fee:**

\$250.00

**Ownership Change**

**Statement of Account:**

*Note:*

\$100.00  
\$180.00  
\$250.00

**Verification of account status**

*1) Statement is intended for refinancing purposes and does not*

*include the resale or transfer fees.*

Standard (Turnaround 10 days)  
Convenience Fee (\$80 Rush: Turnaround 5 days)  
Convenience Fee (\$150 Rush: Turnaround for 2 days)

**Collection Fees:**

\$10.00  
\$10.00

**Delinquent Account Fees**

Administrative Fee applied February 1 on delinquent accounts  
First Collection Letter:



**Bank Fees:**

\$35.00	Nonsufficient Fund fee plus bank charges
\$10.00	Uncollected Funds fee plus bank charges

**Code Compliance:**

\$10.00  
\$25.00

**Code Violations**

First Notice  
Second Notice

**Reproduction Fees:**

Refer to the IHHA Records and Reproduction Policy

**Park Pavilion Fees:**

\$150.00  
\$175.00  
\$25.00  
\$25.00  
\$75.00

**Park Pavilion Fee**

Rental Pavilion: Resident  
Rental Pavilion: Non-member  
Electricity (blow-up equipment, bouncies, moonwalk, etc.)  
Water Fee (slip-n-slide, water play equipment, etc.)  
Refundable Deposit

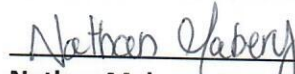
**9. Other information the association considers appropriate.**

- New owners are encouraged and responsible to provide email addresses and/or cell phone numbers to the Association representative in #6 above in order to receive emails and/or texts messages with Association news, alerts and meeting announcements. Communication preferences may be updated at any time.

Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the association, as well as perform a physical inspection of the property and communal areas, prior to purchase. The Management Certificate does not purport to identify every publicly recorded document affecting the subdivision/association. No person should rely on the Management Certificate for anything other than for identifying and contacting the Association.

Executed this 12 day of February 2025.

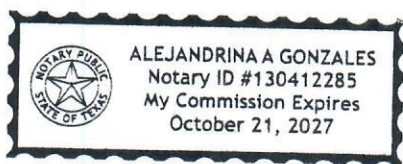
Inspiration Hills Homs Association

  
\_\_\_\_\_  
Nathan Mabery, President

STATE OF TEXAS       §  
                                  §  
COUNTY OF BEXAR   §

Before me, the undersigned authority, on this day personally appeared Nathan Mabery, President of Inspiration Hills Homes Association, a Texas corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he had executed the same as the act of said corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this 12 day of February 2025.



Alejandrina A. Gonzales

NOTARY PUBLIC, STATE OF TEXAS

Printed Name: Alejandrina A. Gonzales

My Commission expires: 10/21/2027

**AFTER RECORDING RETURN TO:**

Inspiration Hills Homes Association  
Attn: Deborah C Moore  
P. O. Box 40126  
San Antonio, Texas 78229