



\*VG-324-2023-233741\*

Blanco County  
Laura Walla  
Blanco County Clerk

Instrument Number: 233741

Real Property Recordings

Recorded On: November 30, 2023 02:53 PM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: \$33.00

\*\*\*\*\* 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: 233741  
Receipt Number: 20231130000015  
Recorded Date/Time: November 30, 2023 02:53 PM  
User: Melody E  
Station: cclerk01

**Record and Return To:**

PMI BLUEBONNET REALTY



STATE OF TEXAS  
Blanco County

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 Blanco County, Texas

Laura Walla  
Blanco County Clerk  
Blanco County, TX



**MANAGEMENT CERTIFICATE FOR  
CIELO SPRINGS MAINTENANCE CORPORATION**

**THE STATE OF TEXAS**

**COUNTY OF BLANCO**

The undersigned, being an officer of PMI Bluebonnet Realty, managing agent of Cielo Springs Maintenance Corporation, 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:** Cielo Springs Maintenance Corporation
- 2) **Name of the Association:** Cielo Springs Maintenance Corporation
- 3) **Recording Data for the Subdivision Development:** Cielo Springs Unit One in Vol. 214, Page 979, and Unit Two in Vol. 227, Page 724, and Section 3 in Vol. 1, Pages 312-316, and Section 4 in Vol. 1, Pages 367-372, Official Public Records of Real Property, Blanco County, Texas
- 4) **Recording Data for the Declaration:** See Exhibit "A"
- 5) **Name and Mailing Address for the Association:**

Cielo Springs Maintenance Corporation  
c/o PMI Bluebonnet Realty  
405 Main Street  
Blanco, TX 78606  
[www.cielospringstx.com](http://www.cielospringstx.com)
- 6) **Name and Mailing Address of Person Managing the Association or its Designated Representative:**

PMI Bluebonnet Realty  
405 Main Street  
Blanco, TX 78606  
830-428-4249  
[tara@pmibluebonnetrealty.com](mailto: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 28<sup>th</sup> day of November, 2023.

CIELO SPRINGS MAINTENANCE CORPORATION  
A Texas nonprofit corporation

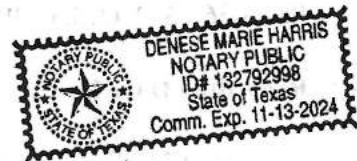
By: \_\_\_\_\_

Name: Steven Poer

Title: Community Manager and Agent for Association

SUBSCRIBED AND SWORN TO BEFORE ME, by Steven Poer, the Community Manager and Agent for Cielo Springs Maintenance Corporation on this the 28<sup>th</sup> day of November, 2023, to certify which witness my hand and seal of office.

Denese M. Harris  
NOTARY PUBLIC, STATE OF TEXAS



**AFTER RECORDING RETURN TO:**

PMI Bluebonnet Realty  
405 Main Street  
Blanco, TX 78606

**EXHIBIT "A"**

BLANCO INSTRUMENT NUMBER	RECORDING DATE	DOCUMENT
Document No. 1999-PL00010276	10-25-1999	Cielo Springs Subdivision Section One
Document No. 1999-992821	10-29-1999	Declaration of Covenants, Conditions and Restrictions of Cielo Springs (Blanco County, Texas)
Document No. 2000-PL00010279	03-13-2000	Cielo Springs Subdivision Section Two
Document No. 2000-PL00010285	07-10-2000	Revision of Cielo Springs Subdivision Section One
Document No. 2000-PL00010288	07-10-2000	Revision of Cielo Springs Subdivision Section Two
Document No. 2000-2296	9-13-2000	Declaration of Covenants, Conditions and Restrictions of Cielo Springs (Blanco County, Texas)
Document No. 2002-22448	08-08-2002	Amended, Restrictions, Assessments and Easements of Cielo Springs, Units 1 and 2 Stallion Estates, Inc. a Texas Corporation to the Public
Document No. 2003-PL00010312	07-22-2003	Cielo Springs Subdivision Section Three
Document No. 2003-32208	7-22-2003	Restrictions, Assessments, and Easements of Cielo Springs Section 3 Stallion Estates, Inc. a Texas Corporation to the Public
Document No. 2006-PL00010367	02-14-2006	Cielo Springs Subdivision Section Four
Document No. 2006-60642	02-14-2006	Restrictions, Assessments, and Easements of Cielo Springs Section 4 Stallion Estates, Inc. a Texas Corporation to the public
Document No. 2006-PL00010399	05-25-2006	Cielo Springs Subdivision Section Four
Document No. 2006-PL00030003	08-22-2006	Correction Plat of Cielo Springs Section Three
Document No. 2020-200898	3-11-2020	Notice of Dedicatory Instruments for Cielo Springs Maintenance Corporation
Document No. 2020-204352	10-26-2020	Notice of Dedicatory Instruments for Cielo Springs Maintenance Corporation
Document No. 2021-216864	11-24-2021	Amended, Restated and Consolidated Restrictions, Assessments and Easements of Cielo Springs, Sections 1, 2, 3 and 4 henceforth known as Covenants, Conditions and Restrictions of Cielo Springs
Document No. 2022-225116	10-27-2022	Resolution Adopting Fine Schedule for Cielo Springs Maintenance Corporation
Document No. 2022-225592	12/13/2022	Resolution Adopting Records Production and Copying Policy for Cielo Springs Maintenance Corporation

Document No. 2022-225591	12/13/2022	Resolution Adopting Records Retention Policy for Cielo Springs Maintenance Corporation
Document No. 2022-225589	12/13/2022	Resolution Adopting Payment Plan Policy for Cielo Springs Maintenance Corporation
Document No. 2022-225590	12/13/2022	Resolution Adopting Contract Procurement Policy for Cielo Springs Maintenance Corporation
Document No. 2023-233714	11/28/2023	Second Amendment to the Restated and Consolidated Restrictions, Assessments and Easements of Cielo Springs, Sections 1, 2, 3 and 4