



Christina Ubando

Christina Ubando County Clerk
Tom Green County, Texas
07/28/2023 04:23:27 PM
202309716 Fee: \$30.00

PROPERTY OWNERS' ASSOCIATION CERTIFICATE

This Property Owners' Association Certificate is being recorded by The Villas at Bentwood HOA, LLC, a Texas non-profit Limited Liability Company (the "Association"), in compliance with the terms of Chapter 209 of the Texas Property Code and supersedes any prior management certificate filed by the Association. The Association submits the following additional information:

Document Name	Recording Date
Declaration of Covenants, Conditions and Restrictions for The Villas at Bentwood Country Club	Tom Green County Clerk's File No. 202012659
First Amendment to Declaration of Covenants, Conditions and Restrictions for The Villas at Bentwood Country Club	Tom Green County Clerk's File No. 202120660
Second Amendment to Declaration of Covenants, Conditions and Restrictions for The Villas at Bentwood Country Club	Tom Green County Clerk's File No. 202202339

Summary of Fees and Related Charges:

Resale Certificate	\$150
Capital Improvement Fee	\$750 buyer & \$750 seller
Annual Maintenance Fund	\$500

Name and Mailing Address for Association

The Villas at Bentwood Country Club
2 Grand Ter
San Antonio, TX 78257

Name and Mailing Address for Person Managing the Association

Ken Schlaudt
2 Grand Ter
San Antonio, TX 78257
325-315-7112
ken@klsenterprises.com

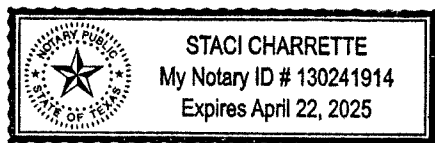
Executed on this the 28 day of July, 2023

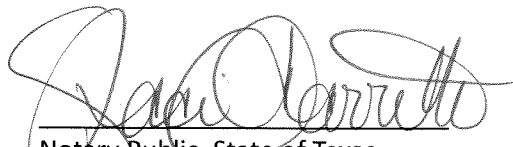
The Villas at Bentwood Country Club HOA
A Texas Limited Liability Company, acting by
And through its managing agent, Ken Schlaudt.


Ken Schlaudt, Manager

STATE OF TEXAS §
 §
COUNTY OF TOM GREEN §

This instrument was acknowledged before me on the 28 day of July, 2023, by Ken Schlaudt, Manager with The Villas at Bentwood Country Club, a Texas non-profit Limited Liability Company, on behalf of said entity.




Notary Public, State of Texas