

SCANNED

**MANAGEMENT CERTIFICATE FOR  
THE SETTLEMENT OWNERS ASSOCIATION, INC.  
WILSON COUNTY, TEXAS  
(TEXAS PROPERTY CODE SECTION 209.004)**

This Property Owners' Association Management Certificate is being recorded by THE SETTLEMENT OWNERS ASSOCIATION, INC. (the "Association") in compliance with the terms of Chapter 209 of the Texas Property Code and supersedes any prior management certificates filed by the Association. The Association submits the following additional information.

**NAME OF SUBDIVISION:** The Settlement  
**NAME OF ASSOCIATION:** The Settlement Owners Association, Inc.  
**SUBDIVISION RECORDING DATA:** See Exhibit "A"  
**RECORDING DATA FOR RESTRICTIONS:** See Exhibit "A"  
**NAME AND MAILING ADDRESS OF THE ASSOCIATION:**

The Settlement Owners Association, Inc  
% PMI Birdy Properties  
18830 Stone Oak Parkway  
San Antonio, TX 78258

**NAME MAILING ADDRESS, TELEPHONE NUMBER, AND E-MAIL OF PERSON MANAGING THE ASSOCIATION OR ITS DESIGNATED REPRESENTATIVE:**

PMI Birdy Properties  
18830 Stone Oak Parkway  
San Antonio, TX 78258  
210-524-9400  
TSM@Birdy.com

**WEBSITE ADDRESS OF THE ASSOCIATION**

<https://pmibirdy.cincwebaxis.com>

**PROPERTY TRANSFER FEE(S) CHARGED BY ASSOCIATION:**

RESALE CERTIFICATE:	\$375
RESALE CERTIFICATE UPDATE:	\$75
REFINANCE STATEMENT OF ACCOUNT:	\$75
TRANSFER FEE:	\$250

The Settlement Owners Association, Inc. .

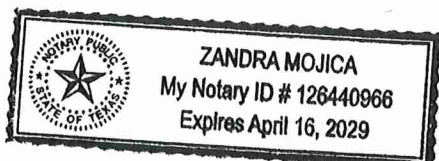
BY: \_\_\_\_\_

Print Name: Russell P. Birdy

Print Title: Managing Agent

STATE OF TEXAS §  
COUNTY OF WILSON §

This instrument was acknowledged and signed before me on the 22nd day of May, 2025 by the Managing Agent of The Settlement Owners Association, Inc. on behalf of the Association.

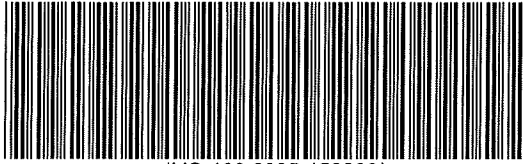


\_\_\_\_\_  
Notary Public - State of Texas

## EXHIBIT "A"

The Settlement Owners Association, Inc. a subdivision located in Wilson County, Texas and any other subdivisions which have been or may be subsequently annexed thereto and made subject to the authority of The Settlement Owners Association, Inc. which sections were originally encumbered by dedicatory instruments filed of record in Wilson County, Texas as follow:

<b>Recording Date</b>	<b>Filed Document</b>	<b>Recording Information</b>
02/26/2019	Plat Map	Doc# 2019-PL1244
03/01/2019	Declaration of Covenants, Conditions, and Restrictions	Doc# 2019-81486
01/07/2020	Bylaws	Doc# 2020-90213
01/10/2020	First Amendment to the Declaration of Covenants, Conditions, and Restrictions	Doc# 2020-90321
04/28/2020	Second Amendment to the Declaration of Covenants, Conditions, and Restrictions	Doc# 2020-93407
04/29/2020	Certificate of Formation	Doc# 2020-93436
04/29/2020	Resolution Regarding Payment Plan Guidelines	Doc# 2020-93434
04/29/2020	Resolution Regarding Records Production and Copying Policy	Doc# 2020-93435
04/29/2020	Architectural Request Form	Doc# 2020-93432
04/29/2020	Resolution Regarding Records Retention Policy	Doc# 2020-93433
05/12/2020	Dedication and Conveyance of Roads	Doc# 2020-93750



\*VG-186-2025-152290\*

**Wilson County**  
**Genevieve Martinez**  
Wilson County Clerk

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**Instrument Number:** 152290

Real Property Recordings

Recorded On: May 22, 2025 01:41 PM

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: 152290  
Receipt Number: 20250522000022  
Recorded Date/Time: May 22, 2025 01:41 PM  
User: Liliana L  
Station: cclerk03

**Record and Return To:**

BIRDY RUSSELL



**STATE OF TEXAS**  
**Wilson 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 Wilson County, Texas**

*Genevieve Martinez*

Genevieve Martinez  
Wilson County Clerk  
Floresville, TX