

**MANAGEMENT CERTIFICATE
FOR THE
THE GARRISON CONDOMINIUM COMMUNITY, INC.
BEXAR COUNTY, TEXAS
(TEXAS PROPERTY CODE SECTION 82.116)**

NAME OF CONDOMINIUM:

The Garrison Condominiums

NAME OF ASSOCIATION:

The Garrison Condominium Community, Inc.

LOCATION OF THE CONDOMINIUM:

4955 USAA BLVD.
San Antonio, Texas 78240

MAILING ADDRESS OF ASSOCIATION:

The Garrison Condominium Community, Inc.
c/o Avid Property Management Inc.
21750 Hardy Oak Blvd. Suite 102-182
San Antonio, Texas 78258

RECORDING DATA OF DEDICATORY INSTRUMENTS:

- Declaration – Document No. 20200291705
- Community Manuel – Document No. 20200292623
- Parking and Towing Rules – Document No. 20230141160

PROPERTY MANAGER CONTACT INFORMATION:

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

ASSOCIATION'S WEBSITE:

www.avidtexas.com

PROPERTY TRANSFER FEES:

- Resale Certificates:
 - First Request: \$375.00
 - Second Request: \$75.00
- Transfer Fees: \$175.00
- 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 82.116 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.

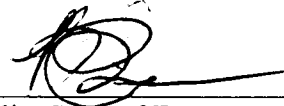


Greg Moreland, President
The Garrison Condominium Community, Inc.

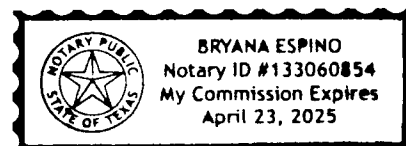
STATE OF TEXAS §
 §
COUNTY OF BEXAR §

Before me, the undersigned authority, on this day personally appeared Greg Moreland, President of The Garrison Condominium Community, 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



File Information

**eFILED IN THE OFFICIAL PUBLIC eRECORDS OF BEXAR COUNTY
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

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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 eFILED in File Number Sequence on this date and at the time stamped hereon by me and was duly eRECORDED in the Official Public Record of Bexar County, Texas on: 2/20/2024 1:52 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk