

**MANAGEMENT CERTIFICATE FOR
SENTINELS HOMEOWNERS' ASSOCIATION, INC.**

THE STATE OF TEXAS

COUNTY OF BEXAR

The undersigned, being an officer of PMI Bluebonnet Realty, managing agent of Sentinels Homeowners' Association, Inc., 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:** Sentinels
- 2) **Name of the Association:** Sentinels Homeowners' Association, Inc.
- 3) **Recording Data for the Subdivision Development:** Plats recorded at Bexar County: Volume 9569, Pages 184-185, Volume 9574, Pages 124-125.
- 4) **Recording Data for the Declaration:** See Exhibit "A"
- 5) **Name and Mailing Address for the Association:**
Sentinels Homeowners' Association, Inc.
c/o PMI Bluebonnet Realty
405 Main Street
Blanco, TX 78606
www.sentinelshoa.com
- 6) **Name and Mailing Address of Person Managing the Association or its Designated Representative:**
PMI Bluebonnet Realty
405 Main Street
Blanco, TX 78606
830-302-4738
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.
Association Transfer Fee: \$200
- 8) **Fee(s) related to Property Transfer:**
 - **Management Transfer Fee - \$275.00**

This Management Certificate is effective as of the 8th day of August, 2023.

SENTINELS
HOMEOWNERS' ASSOCIATION, INC.,
A Texas nonprofit corporation

By: _____
Name: Steven Poer
Title: Community Manager and Agent for HOA

THE STATE OF TEXAS

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COUNTY OF BLANCO

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CERTIFICATE OF ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME, by Steven Poer, the Community Manager and Agent for Sentinels Homeowners' Association, Inc., on the _____ day of May 2023, to certify which witness my hand and seal of office.

NOTARY PUBLIC, STATE OF TEXAS

AFTER RECORDING RETURN TO:

PMI Bluebonnet Realty
405 Main Street
Blanco, TX 78606

FILING OF THIS MANAGEMENT CERTIFICATE IS CURRENTLY BEING PROCESSED. FILED COPY WILL BE UPLOADED ONCE OBTAINED FROM COUNTY CLERK.

EXHIBIT "A"

| BEXAR INSTRUMENT NUMBER | RECORDING DATE | DOCUMENT |
|---|---------------------------|---|
| Document No. 20060124311, Book 12149, Pg. 19 | 05-25-2006 | Declaration of Covenants, Conditions & Restrictions for Sentinels Subdivision |
| Document No.20070069098, Book 12768, Pg. 1620 | 03-26-2007 | Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Sentinels Subdivision |
| Document No. 20070223436 | 09-19-2007 | Resolution of the Board of Directors for the Sentinels Association, Inc.: Collection Policy |
| Document No. 20070257990 | 11-01-2007 | Bylaws of Sentinels Homeowners Association, Inc. |
| Document No. 20070257990 | 11-1-2007 | Resolution of the Board of Directors for the Sentinels Association, Inc.: Collection and Violation Policy/Procedures |
| Document No. 20110200380 | 11-10-2011 | Record Retention Policy, Architectural Guidelines: Solar Panels, Flag Poles, Roof Shingles, Rain Barrels and Religious Symbol displays. |
| Document No. 20140014157 | 01-29-2014 | Resolution of the Board of Directors for the Sentinels Association, Inc.: Records Inspection Policy, Payment Plan Policy, Membership Voting Policy, Email Registration Policy, Solar Energy Device Guidelines, Roofing Material Guidelines, Rainwater Collection Devices Guidelines, Conflict of Interest Policy, Application of Payments Policy, Assessment Collection Policy, Violation Enforcement Resolution. |
| Document No. 20180191168 | 9-26-2018 | Sentinels Homeowners Association, Inc. Billing Policy and Payment Plan Guidelines |
| Document No. 20210242562 | 09-01-2021 | First Amendment to Declaration of Covenants, Conditions and Restrictions for Sentinels Subdivision |