

**MANAGEMENT CERTIFICATE FOR  
GARDENS AT URBAN CREST HOMEOWNERS' ASSOCIATION, INC.**

**THE STATE OF TEXAS**

**COUNTY OF BEXAR**

The undersigned, being an officer of PMI Bluebonnet Realty, managing agent of Gardens at Urban Crest 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:** Gardens at Urban Crest Homeowners' Association, Inc.
- 2) **Name of the Association:** Gardens at Urban Crest Homeowners' Association, Inc.
- 3) **Recording Data for the Subdivision Development:** Plat of Uptown Urban Crest, establishing Lots 16-27 of Block 10, Lots 1-22 of Block 11, & Lots 1-12 of Block 12, being a 2.308 acres tract of land comprised of Lot 13, Block 10, recorded in Volume 9655, Page 217, Document No. 2017010617 of the Map and Plat Records of Bexar County, Texas.
- 4) **Recording Data for the Declaration:** See Exhibit "A"
- 5) **Name and Mailing Address for the Association:**

**Gardens at Urban Crest Homeowners' Association, Inc.**  
c/o PMI Bluebonnet Realty  
405 Main Street  
Blanco, TX 78606  
[www.gardensaturbancrest.com](http://www.gardensaturbancrest.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](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.  
**Working Capital Fee: \$600**

**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.

GARDENS AT URBAN CREST  
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 Gardens at Urban Crest 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"**

<b>BEXAR INSTRUMENT NUMBER</b>	<b>RECORDING DATE</b>	<b>DOCUMENT</b>
Document No. 20150066115	04/17/2015	Replat Establishing Uptown Urban Crest IDZ
Document No. 20150067361	04/20/2015	Declaration of Covenants, Conditions, Restrictions and Easements for The Gardens at Urban Crest
Document No. 20160094115	05/20/2016	Amending Plat Establishing Uptown Urban Crest IDZ
Document No. 20200051802	03/10/2020	Bylaws of The Gardens at Urban Crest HOA, Inc.
Document No. 20200053116	03/11/2020	Certificate of Filing of The Gardens at Urban Crest HOA, Inc.
Document No. 20220169196	07/08/2022	The Gardens at Urban Crest Fine and Enforcement Policy