

PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE  
*for*  
GRAMERCY VILLAGE SA HOMEOWNERS ASSOCIATION, INC.

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THE STATE OF TEXAS       §  
  §  
COUNTY OF BEXAR       §

The undersigned, being the President of Gramercy Village SA Homeowners Association, Inc., a non-profit corporation ("**Association**") 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: The name of the subdivision is Gramercy Village.
2. Name of Association: The name of the Association is Gramercy Village SA Homeowners Association, Inc.
3. Recording Data for the Subdivision:
  - a. That replat and subdivision plat establishing Westpointe North Subdivision Unit 7A (Enclave), being a total of a 9.168 acres, being a replat of a portion of Lot 901 (0.509 acre), Block 15, C.B. 4408, Westpointe North Unit 3A as recorded in Volume 9646, Pages 141-142 of the Deed and Plat Records of Bexar County, Texas and a 8.646 acre tract of land out of a 18.086 acre tract of land recorded in Document No. 20200246715 of the Official Public Records of Bexar County, Texas out of the L. Gonzaba Survey No. 84, Abstract No. 253, Bexar County, Texas establishing Lots 1-22, & 999 Block 41, Lots 1-15, 901-903 Block 42, Lots 1-15, 901-902 Block 43, C.B. 4408, Bexar County, Texas, according to the plats filed of record under Volume 20002, Page 1229 and Volume 20002, Page 1230 of the Plat Records of Bexar County, Texas on November 12, 2021, and all amendments to or replats of said maps or plats, if any.
4. Recording Data for the Declaration:
  - a. Documents:
    - (1) Declaration of Covenants, Conditions and Restrictions for Gramercy Village.
  - b. Recording Information:
    - (1) Bexar County Clerk's File No. 20210354026.

5. Name and Mailing Address of the Association: The name and mailing address of the Association is Gramercy Village SA Homeowners Association, Inc. c/o Associa Hill Country, 300 East Sonterra Boulevard, Suite 250, San Antonio, Texas 78258.

6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is:

Associa Hill Country  
Attn: Brenda Grasse  
300 East Sonterra Boulevard, Suite 250  
San Antonio, Texas 78258  
(210) 545-1888  
Brenda.grasse@associa.us

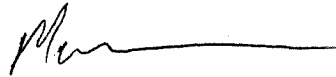
7. The Association's Dedicatory Instruments are available to Members online at:  
Website: [www.associaonline.com](http://www.associaonline.com). Web Portal: [app.townsq.io/login](http://app.townsq.io/login).

8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

Description	Fee
Resale Certificate (See Article V, Section 5.11 of the Declaration of Covenants, Conditions and Restrictions for Gramercy Village)	Amount to be determined from time to time by the Board of Directors of Gramercy Village SA Homeowners Association, Inc.
Administrative Fee (See Article V, Section 5.11 of the Declaration of Covenants, Conditions and Restrictions for Gramercy Village)	Amount to be determined from time to time by the Board of Directors of Gramercy Village SA Homeowners Association, Inc.
Capitalization Assessment (See Article V, Section 5.8 of the Declaration of Covenants, Conditions and Restrictions for Gramercy Village)	Amount equal to forty percent (40%) of the then-current Annual Maintenance Charge

Executed on this 19<sup>th</sup> day of January, 2022.

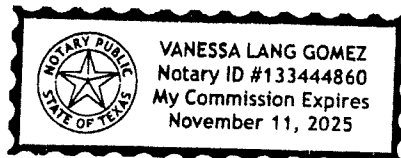
GRAMERCY VILLAGE SA HOMEOWNERS  
ASSOCIATION, INC.

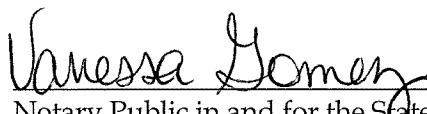
By:   
Martin Rico, President

\*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the Subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

THE STATE OF TEXAS       §  
  §  
COUNTY OF BEXAR       §

BEFORE ME, the undersigned notary public, on this 19<sup>th</sup> day of January, 2022 personally appeared Martin Rico, President of Gramercy Village SA Homeowners Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and in the capacity therein expressed.



  
Notary Public in and for the State of Texas

**File Information**

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

**Document Number:** 20220016415  
**Recorded Date:** January 21, 2022  
**Recorded Time:** 8:11 AM  
**Total Pages:** 4  
**Total Fees:** \$34.00

**\*\* THIS PAGE IS PART OF THE DOCUMENT \*\***

**\*\* Do Not Remove \*\***

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: 1/21/2022 8:11 AM



*Lucy Adame-Clark*  
Lucy Adame-Clark  
Bexar County Clerk