

**PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE**  
*for*  
**SHAVANO PARK UNIT 19B BUSINESS CENTER ASSOCIATION**

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THE STATE OF TEXAS       §  
   §  
 COUNTY OF BEXAR         §

The undersigned, CAROLYN THACKER, the Director of Community Association Management – San Antonio for RealManage, the Managing Agent for Shavano Park Unit 19B Business Center Association, a nonprofit corporation (the “Association”) organized and existing under the laws of the State of Texas, submits the following information pursuant to TEX. PROP. CODE § 209.004 which supersedes any prior Management Certificate filed by the Association:

1.     Name of the Subdivision:                      Shavano Park Unit 19B Business Center
2.     Name of Association:                         Shavano Park Unit 19B Business Center Association
3.     Recording Data for the Subdivision:       Deed and Plat Records of Bexar County, Texas

Subdivision Name / Unit Number	Document Number	Volume	Page
Property described by Metes and Bounds legal description in Exhibit “A” to Declaration of Protective Covenants for Shavano Park Unit 19B Business Center	20050034729	11232	2076
Subdivision Plat of Shavano Park Unit-19B, Phase I, Commercial (Planned Unit Development)		9565	6-8
Subdivision Plat of Shavano Park Unit-19B, Phase II, Commercial (Planned Unit Development)		8566	105-106

4.     Recording Data for the Declaration, Amendments, Articles, Bylaws and Policies as of the date hereof:   Recorded in the Official Public Records of Real Property of Bexar County, Texas

Covenants, Conditions, and Restrictions	Document Number	Volume	Page
Declaration of Protective Covenants for Shavano Park/Loop 1604 Business Center [Master Declaration]	20010179968	9087	939
Declaration of Protective Covenants for Shavano Park Unit 19B Business Center	20050034729	11232	2076
Articles and Bylaws	Document Number	Volume	Page
Certificate of Secretary of Shavano Park Unit 19B Business Center Association (Bexar County), with attached:	20060274094	12512	2180

Articles of Incorporation of Shavano Park Unit 19B Business Center Association (Exhibit "A"); and By-Laws of Shavano Park Unit 19B Business Center Association (Exhibit "B")			
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5. Association Fees Related to Property Transfer:

Resale Certificate Fee \$300.00  
Transfer Fee Due at Time of Closing \$310.00

6. Mailing Address for the Association:

Shavano Park Unit 19B Business Center Association  
PO Box 803555  
Dallas, Texas 75380-3555

7. Association Management or Representative and Contact Information:

RealManage  
c/o CT Corporation  
PO Box 803555  
Dallas, Texas 75380-3555  
866-473-2573 Phone  
866-919-5696 Fax  
[shavpark@CiraMail.com](mailto:shavpark@CiraMail.com)


8. Association Website:  
[www.ciranet.com](http://www.ciranet.com)

Executed on this 30 day of Nov, 2021.

SHAVANO PARK UNIT 19B BUSINESS CENTER  
ASSOCIATION

By: REALMANAGE

By:

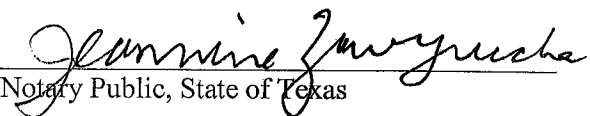
  
CAROLYN THACKER, Director of Community  
Management – San Antonio  
RealManage, Managing Agent

STATE OF TEXAS           §

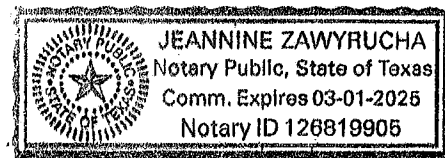
§

COUNTY OF BEXAR       §

BEFORE ME, the undersigned notary public, on this 30 day of Nov., 2021, personally appeared CAROLYN THACKER, Director of Community Association Management – San Antonio of RealManage, the Managing Agent for SHAVANO PARK UNIT 19B BUSINESS CENTER ASSOCIATION, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and in the capacity therein expressed.

  
Notary Public, State of Texas

AFTER RECORDING, RETURN TO:  
Michael B. Thurman  
THURMAN & PHILLIPS, P.C.  
4093 De Zavala Road  
Shavano Park, Texas 78249  
Phone: (210) 341-2020



**File Information**

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

**Document Number:** 20210333113  
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**\*\* 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: 12/1/2021 8:05 AM



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