

**MANAGEMENT CERTIFICATE  
FOR THE  
WYNNWOOD CONDOMINIUM OWNERS ASSOCIATION, INC.  
BEXAR COUNTY, TEXAS  
(TEXAS PROPERTY CODE SECTION 82.116)**

**NAME OF CONDOMINIUM:**

Wynnwood Condominium Regime

**NAME OF ASSOCIATION:**

Wynnwood Condominium Owners Association, Inc.

**LOCATION OF THE CONDOMINIUM:**

SAN ANTONIO, BEXAR COUNTY, TEXAS

**MAILING ADDRESS OF ASSOCIATION:**

Wynnwood Condominium Owners Association, Inc.  
c/o Avid Property Management, Inc.  
21750 Hardy Oak Blvd., Ste. 102-182  
San Antonio, Texas 78258

**RECORDING DATA OF DEDICATORY INSTRUMENTS:**

- Declaration – Document No. 2359553
- 2000 Condominium Declaration of Annexation – Document No. 2000-0209071
- Attachment to Condominium Declaration of Annexation – Document No. 2001-0016313
- Declaration of Annexation – Document No. 20030067680
- Declaration of Annexation – Document No. 20030133175
- Declaration of Annexation – Document No. 20030320377
- Declaration of Annexation – Document No. 20040266213
- Declaration of Annexation – Document No. 20040284239
- Declaration of Annexation – Document No. 20050170100
- Articles of Incorporation & Bylaws – Document No. 20110206148
- 2008 Wynnwood Condominiums Rules and Policies – Document No. 20080133690
- 2011 Amendment to the Management Certificate / Policy Documents – Document No. 20110231164
- 2017 Management Certificate/Amendment to Bylaws - 20170084850

**PROPERTY MANAGER CONTACT INFORMATION:**

Name: Avid Property Management, Inc.- c/o Melissa Espino  
Phone Number: (210) 253-7814

Mailing Address: 21750 Hardy Oak Blvd., Ste. 102-182  
E-mail Address: melissa@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 condominium regime and to contact its governing Association. This Management Certificate does not purport to identify every piece of information pertinent to the condominium regime. 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.

*Jollyn Hilliard*

Jollyn Hilliard, President  
Wynnwood Condominium Owners Association, Inc.

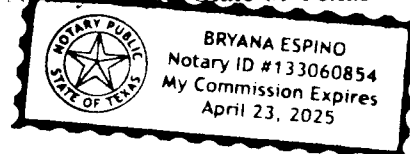
STATE OF TEXAS                   §  
   §  
COUNTY OF BEXAR           §

Before me, the undersigned authority, on this day personally appeared Jollyn Hilliard, President of the Wynnwood Condominium Owners Association, 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 31 day of May, 2022.

*[Signature]*

Notary Public, State of Texas



**File Information**

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

**Document Number:** 20220137184

**Recorded Date:** June 01, 2022

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**Total Pages:** 3

**Total Fees:** \$30.00

**\*\* 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: 6/1/2022 2:04 PM



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