

Walnut Pass Management Certificate

This Property Owners' Association Management Certificate is being recorded by Walnut Pass (the "Association") in compliance with the terms of Chapter 209 of the Texas Property Code and supersedes any prior management certificate filed by the Association. The Association submits the following additional information:

Name of the Subdivision: Walnut Pass

Name of the Association: Walnut Pass

Recording Data for Association:

The Subdivision is recorded according to the Map and Plat Records in Bexar County, Texas, as follows.

- (a) Unit 1 plats filed in vol. 9562, pgs 78-80
- (b) Unit 2 plats filed in vol. 9563, pgs. 103-107 filed on 11/16/2004
- (c) Unit 3 plats filed in vol. 9565, pgs. 102-104
- (d) Unit 4 plats filed in vol. 9566, pgs. 84-86

Recording Data for Restrictions:

The Declarations for the Association are recorded in the Real Property Records of Bexar County, Texas, as follows:

Doc Type	Date Recorded	Instrument No.
5th Amended Management Certificate	25-Apr-17	20170076821
4th Amended Management Certificate	30-Sep-15	20150187832
7th Amended Management Certificate	4-Nov-21	20210309173
Management Certificate	21-Nov-05	20050271675
Plat Map	27-Sep-06	20060234409
Violation Resolution	23-Jan-08	20080014275
1st Amended Management Certificate	3-Jan-06	20060000311
6th Amended Management Certificate	31-Aug-21	20210242122
Addendum to Management Certificate	18-Sep-08	20080205473
2nd Amendment to Management Certificate	21-Nov-11	20110207280
Collection Policy	29-Jan-08	20080018638
3rd Amendment to Management Certificate	14-Nov-13	20130235765
Affidavit for Filing Dedicatory Instruments	14-Mar-23	20230043136

Name and Mailing Address of the Association

Walnut Pass
c/o Professional Community Management
14100 San Pedro Ave. Ste. 602
San Antonio, TX 78232

Name, Mailing Address, Telephone Number, and E-mail Address of Person Managing the Association or its Designated Representative

Professional Community Management
14100 San Pedro Ave. Ste. 602

San Antonio, TX 78232
210-545-1888
AHC.info@associa.us

Website Address of the Association

www.townsq.io

Property Transfer Fee(s) Charged by the Association:

New account setup fee establishing new owner's account in the association's records: \$95

Resale Certificate: \$375

Resale Certificate Update: \$75

Legacy Account Closure Fee: \$220

Refinance Statement of Account: \$75

Expedite Fee for Resale Certificate prior to 10 business day delivery obligation: \$175 for 1 day expedite
\$125 for 3 day expedite

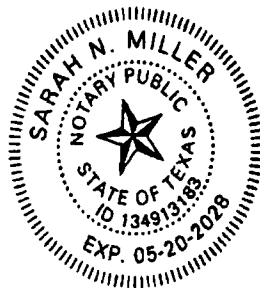
Executed on this the 29 day of August 2024

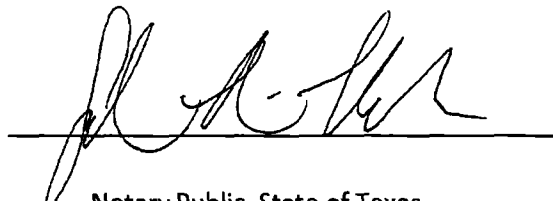
Walnut Pass , acting by and through its managing agent
for Professional Community Management.


Alex Rix, Branch President

STATE OF TEXAS §
 § COUNTY OF
BEXAR §

This instrument was acknowledged before me on the 29 day of August 2024 by Alex Rix, Branch President with Professional Community Management, the managing agent for Walnut Pass , a Texas nonprofit corporation, on behalf of such corporation.




Notary Public, State of Texas

When recorded return to:

Professional Community Management
c/o Associa Hill Country
14100 San Pedro Ave. Ste. 602
San Antonio, TX 78232

File Information

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

Document Number: 20240179740
Recorded Date: October 01, 2024
Recorded Time: 10:11 AM
Total Pages: 3
Total Fees: \$29.00

**** 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: 10/1/2024 10:11 AM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk