

VG-28-2019-20190183715

File Information

**FILED IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

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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 FILED in File Number Sequence on this date and at the time stamped hereon by me and was duly RECORDED in the Official Public Record of Bexar County, Texas on:
9/13/2019 12:40 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk

**HOMEOWNERS ASSOCIATION
MANAGEMENT CERTIFICATE FOR THE VILLAS AT BRAUN STATION
ASSOCIATION, INC.**

This MANAGEMENT CERTIFICATE (this "Certificate") is made effective as of September 1, 2019 by The Villas at Braun Station Association, Inc. a Texas non-profit corporation (the "Association").

W I T N E S S E T H :

WHEREAS, JOHN T. SAUNDERS ("Declarant") has previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for The Villas at Braun Station Association, Inc., dated June 10, 1987 (the "Declaration") recorded as Document No. 1407622 in Volume 4052, Page 0838 in the Official Public Records of Bexar County, Texas, which Declaration is incorporated herein for all purposes.

WHEREAS, Declarant has created the Association for the benefit of The Villas at Braun Station Association, Inc.

WHEREAS, the Association was duly formed on June 19, 1987 as The Villas at Braun Station Association, Inc.

WHEREAS, the Association has caused this Certificate to be prepared and filed in accordance with the provisions of the Texas Residential Property Owners Protection Act as provided in Section 209 of the Texas Property Code.

NOW, THEREFORE, the undersigned hereby certifies as follows on behalf of the Association:

1. Name of the Subdivision. The name of the subdivision which is subject to the Declaration is The Villas at Braun Station Subdivision.
2. Name of the Association. The name of the Association is The Villas at Braun Station Association, Inc. and is located at 9380 Braun Road, San Antonio, Texas 78254. The mailing address for the Association is PO Box 6108, San Antonio, TX 78209.
3. Recording Data for the Subdivision. The recording data for the subdivision is as shown on Exhibit A.
4. Recording Data for the Declaration. The recording data for the Declaration is set forth on Exhibit B.

5. The Name and Mailing Address of Managing Agent. The Association's managing agent is
- Tandem Association Management, Inc, P.O. Box 6108, San Antonio, Texas 78209, phone number (210)343-5006, fax number (210)343-5006.
6. Resale Certificates: Resale Certificates may be requested by contacting Tandem Association Management at 210-343-5006 or villasatbraunstation@TandemSA.com.

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed as of the date first above written.

ASSOCIATION:

The Villas at Braun Station Association, Inc. a Texas non-profit corporation

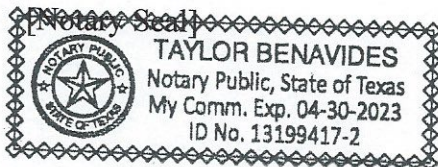
By:

Pamela Kinn
Agent for The Villas at Braun Station Association, Inc.

THE STATE OF TEXAS ,
COUNTY OF BEXAR ,

This instrument was acknowledged before me on this 11 day of September 2019 by pamela pribur, President of Escondido Meadows Homeowners Association, Inc., a Texas non-profit corporation, on behalf of such corporation.

Notary Public in and for the State of Texas



Taylor Benavides
Notary Public Signature

Exhibit A

Recording Data for the Subdivision.

Filed in Bexar County
Gerry Rickhoff, County Clerk

Subdivision Plat Information:

Unit 21: Volume 9505, Page 179
Unit 21 Re-Plat: Volume 9588, Page 115

Official Public Records of Real Property of Bexar County, Texas

Exhibit B

Recording Data for the Declaration

Recorded in Bexar County
Robert Green, County Clerk
6/9/1987. 4:19 PM
Volume #4052
Page # 838 25 pages
Document # 1407622

As amended by the First Amendment to the Declaration

Recorded in Bexar County
Robert Green, County Clerk
10/1/1990 3:56 PM
Volume #4917, Page# 0573 5 pages, Document# 1984229

Further amended by the Second Amendment to the Declaration

Recorded in Bexar County
Robert Green, County Clerk
6/9/1994 11:16 AM
Volume # 6099, Page # 0899 5 Pages, Document # 104339

Further amended by the Third Amendment to the Declaration

Recorded in Bexar County
Gerry Rickoff, County Clerk
1/18/2008 2:51 PM
Volume #13312, Page #468 20 Pages, Document # 20080012068

Further amended by the Fourth Amendment to the Declaration

Recorded in Bexar County
Gerry Rickoff, County Clerk
10/13/2008 10:45 AM
Volume # 13717, Page #132 4 Pages, Document #20080222684

Further amended by the Fifth Amendment to the Declaration

Recorded in Bexar County
Gerry Rickoff, County Clerk
5/18/2012 2:42 PM
Volume #15497, Page # 2256 9 Pages, Document # 20120092774