

**MANAGEMENT CERTIFICATE FOR
VILLA MONTE VISTA CONDOMINIUM OWNERS ASSOCIATION, INC.
BEXAR COUNTY, TEXAS**

This Property Owners' Association Management Certificate is being recorded by Villa Monte Vista Condominium Owners Association, Inc. (the "Association") in compliance with the terms of the Texas Property Code and supersedes any prior management certificates filed by the Association. The Association submits the following additional information.

NAME OF SUBDIVISION: Villa Monte Vista
NAME OF ASSOCIATION: Villa Monte Vista Condominium Owners Association, Inc.
LOCATION OF ASSOCIATION: E. Mulberry Ave & Carleton Ct. San Antonio, TX 78212
SUBDIVISION RECORDING DATA: See Exhibit "A"
RECORDING DATA FOR RESTRICTIONS: See Exhibit "A"
NAME AND MAILING ADDRESS OF THE ASSOCIATION:

Villa Monte Vista
% PMI Birdy Properties
18830 Stone Oak Parkway
San Antonio, TX 78258

SCANNED

NAME MAILING ADDRESS, TELEPHONE NUMBER, AND E-MAIL OF PERSON MANAGING THE ASSOCIATION OR ITS DESIGNATED REPRESENTATIVE:

PMI Birdy Properties
18830 Stone Oak Parkway
San Antonio, TX 78258
210-524-9400
VMV@Birdy.com

WEBSITE ADDRESS OF THE ASSOCIATION

<https://pmibirdy.cincwebaxis.com/>

PROPERTY TRANSFER FEE(S) CHARGED BY ASSOCIATION:

RESALE CERTIFICATE: \$375
RESALE CERTIFICATE UPDATE: \$75
REFINANCE STATEMENT OF ACCOUNT: \$75
TRANSFER FEE: \$250

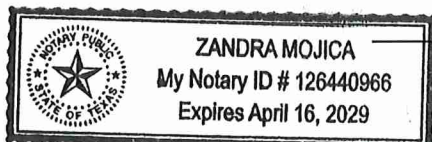
Villa Monte Vista Condominium Owners Association, Inc.

BY: _____

Print Name: Russell P. Birdy
Print Title: Managing Agent

STATE OF TEXAS §
COUNTY OF BEXAR §

This instrument was acknowledged and signed before me on the 29th day of August, 2025 by Russell Birdy the Managing Agent of the Villa Monte Vista Condominium Owners Association, Inc. on behalf of the Association.



Notary Public, State of Texas

EXHIBIT "A"

Villa Monte Vista Condominium Owners Association, Inc. a subdivision located in Bexar County, Texas and any other subdivisions which have been or may be subsequently annexed thereto and made subject to the authority of the Villa Monte Vista Condominium Owners Association, Inc. which sections were originally encumbered by dedicatory instruments filed of record in Bexar County, Texas as follow:

Recording Date	Filed Document	Recording Information
07/31/2002	Declaration of Covenants, Conditions, & Restrictions	DOC# 20020383718
08/06/2002	First Supplemental Declaration	DOC# 20020388571
03/03/2004	Second Supplemental Declaration	DOC# 20040045570
02/01/2011	Fourth Supplemental Declaration	DOC# 20110019347
02/10/2012	Articles of Incorporation & Bylaws	DOC# 20120024789
06/08/2013	Amended and Restated Rules	DOC# 20130133881
01/12/2015	Second Amended and Restated Rules	DOC# 20150005281
05/09/2023	Open Records Policy	DOC# 20230082143
05/09/2023	Document Retention Policy	DOC# 20230082144
05/09/2023	Display of Religious Items Policy	DOC# 20230082145