

**MANAGEMENT CERTIFICATE
FOR
BRAUN STATION WEST COMMUNITY IMPROVEMENT
ASSOCIATION, INC.**

(Page 1)

Pursuant to Texas Property Code Section 209.004, please note:

NAME OF THE SUBDIVISION:	Braun Station West Community Improvement Association
NAME OF THE ASSOCIATION:	Braun Station West Community Improvement Association, Inc. (a Texas non-profit corporation)
MAILING ADDRESS OF THE ASSOCIATION: (or the name and mailing address of the person or entity managing the association)	Braun Station West Community Improvement Association, Inc. Anthony LaFrenier 8630 Tezel Road San Antonio, Texas 78254 Phone: 210.680.3009
REGISTERED AGENT:	Anthony LaFrenier San Antonio, Texas Phone: 210-680-3009
WEB SITE:	BraunStationWest.com
E-MAIL ADDRESS:	bswcia@sbcglobal.net
TRANSFER FEE:	\$100.00 (Payable to Braun Station West)
ASSUMED NAME:	Braun Station West Community Improvement Association, Inc. executed on February 13, 1975, which is recorded in volume 7307, page 325 and appears in official public records of Bexar County, Texas.
RECORDING DATA FOR THE DECLARATION:	Amended and Corrected Declaration of Covenants, Conditions and Restrictions, Braun Station West, Executed January 8, 1975, and recorded in Volume 7529, page 88. Certificate of Extension of Declaration of Covenants, Conditions and Restrictions, Braun Station West, Executed on March 3, 1976, and recorded in Volume 7775, page 595. Certificate of Annexation to Declaration of Covenants, Conditions and Restrictions, Braun Station Subdivision, Executed on August 2, 1978, and recorded in Volume 1257, page 137. Certificate of Annexation to Declaration of Covenants,

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Pursuant to Texas Property Code Section 209.004, please note:

Conditions and Restrictions, Braun Station Subdivision,
Executed on January 22, 1980, and recorded in Volume
1847, page 926.

Certificate of Annexation to Declaration of Covenants,
Conditions and Restrictions, Braun Station Subdivision
(Units 8, 9 and 10), Executed on November 5, 1979, and
recorded in Volume 1963, page 644.

Amendment to Certificates of Annexation, To Declaration
of Covenants, Conditions and Restrictions, Braun Station
Subdivision (Units 8, 9, 10, and 14), Executed on
September 11, 1980, and recorded in Volume 2077, page
608.

Certificate of Annexation to Declaration of Covenants,
Conditions and Restrictions, Braun Station (Units 11 and
13), Executed on November 19, 1980, and recorded in
Volume 2154, page 567.

Certificate of Annexation to Declaration of Covenants,
Conditions and Restrictions, Braun Station Subdivision
(Unit 14), Executed on November 5, 1979, and recorded in
Volume 1963, page 640.

Certificate of Annexation to Declaration of Covenants,
Conditions and Restrictions, Braun Station (Unit 17),
Executed on September 17, 1982, and recorded in Volume
2681, page 820.

Certificate of Annexation to Declaration of Covenants,
Conditions and Restrictions, Braun Station (Unit-18),
Executed on February 8, 1984, and recorded in Volume
3065, page 1247.

Certificate of Annexation to Declaration of Covenants,
Conditions and Restrictions, Braun Station (Unit-19),
Executed on January 18, 1983, and recorded in Volume
2767, page 540.

Certificate of Annexation to Declaration of Covenants,

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Pursuant to Texas Property Code Section 209.004, please note:

Conditions and Restrictions, Braun Station (Unit-20A, Executed on January 14, 1987, and recorded in Volume 3913, page 2091.

Annexation of Property Under Amended and Corrected Declaration of Covenants, Conditions and Restrictions, Braun Station West, To be known as Unit 20B-1, 20B-2, 20-C and 20-D, ("Annexation of Property"), Executed on November 7, 1994, and recorded in Volume 3913, page 2081.

5. Mailing address of the Association: 8630 Tezel Road,
San Antonio, TX 78254

6. Telephone Number: (210) 680-3009
Fax (210) 521-2728

OTHER INFORMATION:

The Association is self-managed. Please contact the Association at the address shown above for more information.

Pursuant to **Texas Property Code Section 202.006**, the Association has adopted *By-Laws* which were filed in the Official Records of Bexar County, Texas, on or about May 25, 2012, in Volume 15509, Pages 15509 through 15521.

Pursuant to **Texas Property Code Section 209.005**, the Association has adopted a *Document Retention Policy* which was filed in the Official Records of Bexar County, Texas, on or about November 28, 2011, in Volume 15238, Pages 1483 through 1485.

Pursuant to **Texas Property Code Section 209.005**, the Association has adopted a *Records Production and Copying Policy* which was filed in the Official Records of Bexar County, Texas, on or about November 28, 2011, in Volume 15238, Pages 1495 through 1498.

Pursuant to **Texas Property Code Section 209.0062**, the Association has adopted a *Payment Plan Policy* which was filed in the Official Records of Bexar County, Texas, on or

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Pursuant to Texas Property Code Section 209.004, please note:

about November 28, 2011, in Volume 15238, Pages 1489 through 1491.

Pursuant to **Texas Property Code Section 202.011**, the Association has adopted a *Guidelines for Display of Flags within the community* which was filed in the Official Records of Bexar County, Texas, on or about November 28, 2011, in Volume 15238, Pages 1486 through 1488.

Persuant to **Texas Property Code Section 202.007**, the Association has adopted a *Guidelines for Rainwater Recovery Systems within the community* which was filed in the Official Records of Bexar County, Texas, on or about November 28, 2011, in Volume 15238, Pages 1492 through 1494.

Persuant to **Texas Property Code Section 202.010**, the Association has adopted a *Guidelines for Solar Energy Devices within the community* which was filed in the Official Records of Bexar County, Texas, on or about November 28, 2011, in Volume 15238, Pages 1502 through 1504.

Persuant to **Texas Property Code Section 202.018**, the Association has adopted a *Guidelines for Display of Certain Religious Items within the community* which was filed in the Official Records of Bexar County, Texas, on or about December 29, 2011, in Volume 15287, Pages 1280 through 1282.

Pursuant to **Texas Property Code Section 202.006**, the Association has adopted a *Recycle and Refuse Containers Policy and Procedure* which were filed in the Official Records of Bexar County, Texas, on or about May 25, 2012, in Volume 15509, Pages 15509 through 15521.

Pursuant to **Texas Property Code Section 202.006**, the Association has adopted a *Property Maintenance Policy and Procedure* which was filed in the Official Records of Bexar County, Texas, on or about December 29, 2011, in Volume 15287, Pages 1282 through 1284.

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Pursuant to Texas Property Code Section 209.004, please note:

Date:

8-6-21

Braun Station West Community Improvement
Association, Inc.

By: Louis R. Grosso [Signature]
_____, Its President

STATE OF TEXAS

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COUNTY OF BEXAR

BEFORE ME, the undersigned authority, appeared LOUIS R. GROSSO, President of Braun Station West Community Improvement Association, Inc., who, being by me first duly sworn, did upon his/her oath state that the information set forth in the above and foregoing Management Certificate is true and correct to the best of his/her knowledge.

Subscribed and sworn to before me on this, the 6TH day of AUGUST, 2021, to which witness my hand and seal of office.

Sherry Heffner
Notary Public, State of Texas

