

PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE
for
POND HILL GARDEN VILLAS HOMEOWNERS ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
 COUNTY OF BEXAR §

The undersigned, CAROLYN THACKER, the Director of Community Association Management – San Antonio for RealManage, the Managing Agent for Pond Hill Garden Villas Homeowners Association, Inc., a nonprofit corporation (the “Association”) organized and existing under the laws of the State of Texas, submits the following information pursuant to TEX. PROP. CODE § 209.004 which supersedes any prior Management Certificate filed by the Association:

1. Name of the Subdivision: Pond Hill Garden Villas
2. Name of Association: Pond Hill Garden Villas Homeowners Association, Inc.
3. Recording Data for the Subdivision: Deed and Plat Records of Bexar County, Texas

Subdivision Name / Unit Number	Volume	Page
Subdivision Plat of Pond Hill Garden Villas	9705	86-87
Amending Plat of Pond Hill Garden Villas	20001	2265

4. Recording Data for the Declaration, Amendments, Articles, Bylaws and Policies as of the date hereof: Recorded in the Official Public Records of Real Property of Bexar County, Texas

Covenants, Conditions, and Restrictions	Document Number	Volume	Page
Pond Hill Garden Villas Declaration of Covenants, Conditions, Easements and Restrictions	20170212690	18814	2284
Articles and Bylaws	Document Number	Volume	Page
Certificate of Secretary of Pond Villas Homeowners Association, Inc. (Bexar County), with attached: Certificate of Formation for Pond Hill Garden Villas, Ltd. (Exhibit A); and Bylaws of Pond Hill Garden Villas Homeowners Association, Inc. (Exhibit B)	20190252497		
Notice of Filing of Dedicatory Instrument for Pond Hill Garden Villas Homeowners Association, Inc., with attached: Certificate of Formation for Pond Hill Garden Villas Homeowners Association, Inc. (Exhibit A)	20200046685		

Executed on this 30 day of Nov, 2021.

POND HILL GARDEN VILLAS HOMEOWNERS ASSOCIATION, INC.

By: REALMANAGE

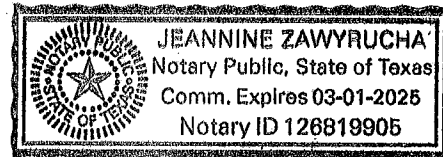
By: Carolyn Thacker
CAROLYN THACKER, Director of Community Management – San Antonio
RealManage, Managing Agent

STATE OF TEXAS §
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COUNTY OF BEXAR §

BEFORE ME, the undersigned notary public, on this 30 day of Nov., 2021, personally appeared CAROLYN THACKER, Director of Community Association Management – San Antonio of RealManage, the Managing Agent for POND HILL GARDEN VILLAS HOMEOWNERS ASSOCIATION, INC., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and in the capacity therein expressed.

Jeannine Zawyrucha
Notary Public, State of Texas

AFTER RECORDING, RETURN TO:
Michael B. Thurman
THURMAN & PHILLIPS, P.C.
4093 De Zavala Road
Shavano Park, Texas 78249
Phone: (210) 341-2020



File Information

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

Document Number: 20210333056
Recorded Date: November 30, 2021
Recorded Time: 4:44 PM
Total Pages: 4
Total Fees: \$34.00

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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 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: 11/30/2021 4:44 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk