

## PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE

1. Name of Subdivision  
The Villas of Northwest Crossing
2. Name of association  
The Villas of Northwest Crossing Homeowners Association Inc.
3. Location of association  
Valley Trails and Stillforest; Valley Trails and Coolbrook;  
Valley Trails and Dover Ridge San Antonio, Texas 78250
4. Recording Data for Association  
Deed and Plat Records of Bexar County, Texas, Volume 9501, Page 31; Volume 9200, Page 47
5. Recording Data for the Declaration  
Declaration of Covenants, Conditions and Restrictions Volume 2541 Page 1014-1030; Clarification and Correction of Declaration of Covenants, Conditions and Restrictions Volume 3860, Page 1261-1263; First Amendment to Declaration of Covenants, Conditions and Restrictions Volume 2641, Page 530-539; Second Amendment to Declaration of Covenants, Conditions and Restrictions Volume 4487, Page 1559-1561; Third Amendment to Declaration of Covenants, Conditions and Restrictions Volume 5163, Page 1036-1039; Fourth Amendment to Declaration of Covenants, Conditions and Restrictions Volume 11720, Page 133-134
6. Recording Data for the Articles/Bylaws  
Articles of Incorporation Volume 08275, Page 00753-0759  
Bylaws Volume 8275, Page 0760-0776
7. Other Recording Data  
Resolution's of The Villas of Northwest Crossing, Inc.  
Resolution #1 RE: Townhome Exterior Maintenance Volume 8275, Page 0777-0778; Resolution #2 RE: Application of Delinquent Fees Volume 8275, Page 0779; Resolution #3 RE: Annual Assessment Rate Volume 8275, Page 0780; Resolution #4 RE: Annual Assessment Rate Volume 8275, Page 0781; Resolution #5 RE: Timely Implementation of Board of Directors Directives Volume 8275, Page 0782; Resolution #6 Annual Assessment Rate Volume 8275, Page 0783; Resolution of The Villas of Northwest Crossing Association, Inc. RE: Painting & Maintenance Fund Volume 8275, Page 0784; Resolution of The Villas of Northwest Crossing Association, Inc. RE: Exterior Garage Door Maintenance Volume 8275, Page 0785; Resolution #5 & #4 of The Villas of Northwest Crossing Association, Inc. RE: Roof Replacement due to Wind and/or Hail Damage Volume 8275, Page 0786-0788; Resolution of The Villas of Northwest Crossing Association, Inc. RE: Defective Siding Book 9173, Page 205-206; Resolution of The Villas of Northwest Crossing RE: Homeowner Planted Landscaping Volume 13793, Page 791; Resolution of The Board of Directors of The Villas of Northwest Crossing Regarding Payment Plan Guidelines Volume 15384, Page 370-371; Resolution of The Board of Directors of The Villas of Northwest Crossing Regarding Records Retention Policy Volume 15384, Page 372-374; Resolution of The Board of Directors Regarding Production and Copying Policy Volume 15384, Page 374-376



8. Mailing address of the Association, or name and mailing address of the person or entity managing the Association: Management Professionals of Texas, 7613 Tezel Road, San Antonio Texas 78250. Office (210) 523-1320 Fax (210) 523-0381.

9. Other Information the Association considers appropriate: Prospective purchasers are advised to independently examine the Declaration, By-Laws, and all other governing documents of the Association, together with obtaining an official Resale Certificate and performing a comprehensive physical inspection of the lot/home and common areas, prior to purchase.

Signed this 19<sup>th</sup> day of November 2013

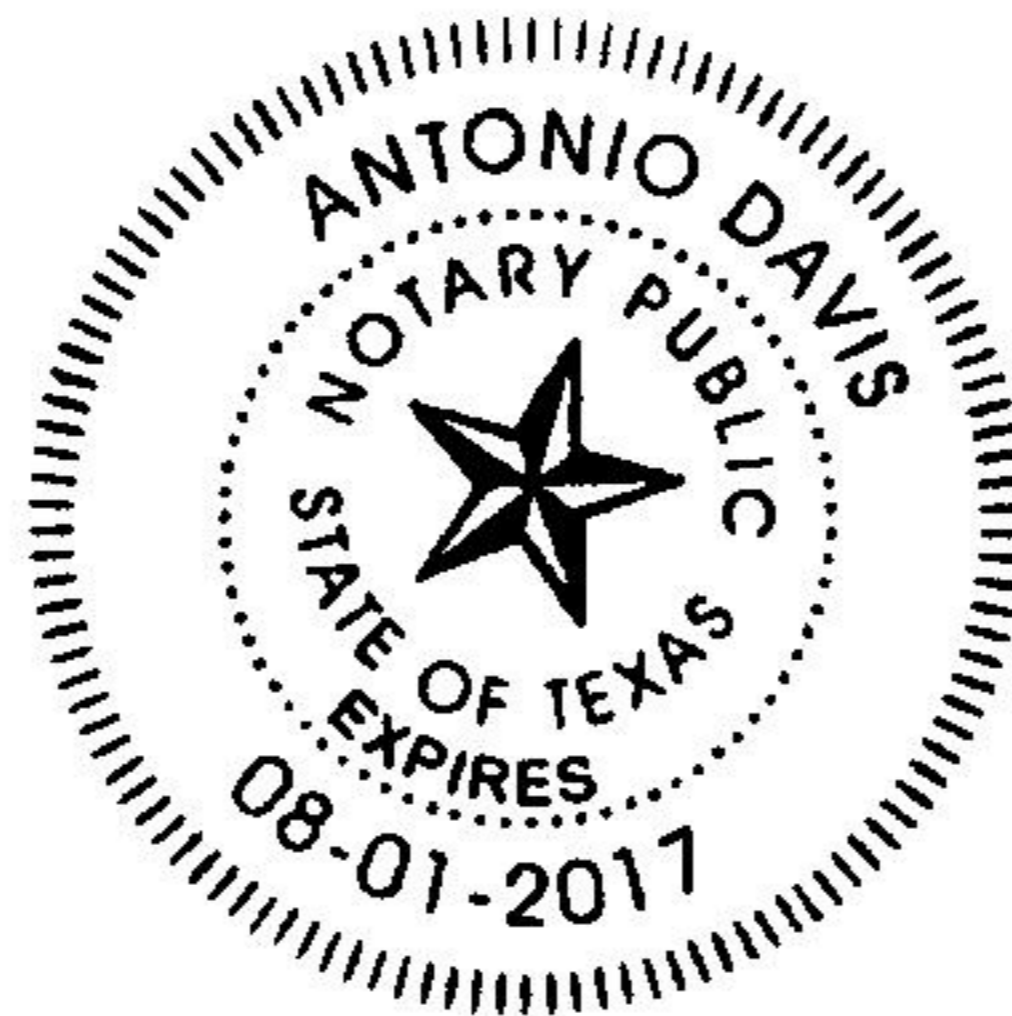
By: *Diana Mckenzie*  
Diana M.McKenzie

State Of Texas  
County Of Bexar

Before me, the undersigned authority appeared, Diana M.Mckenzie, who being by me first duly sworn, did upon his oath state that the information set forth in the above and foregoing Management Certificate is true and correct to the best of her knowledge. Subscribed and sworn to before me on this, the 19<sup>th</sup> day of November 2013 to which witness my hand and seal of office.

*[Signature]*  
Notary Public, State of Texas

After Recording Return Copy To:  
Management Professionals of Texas  
7613 Tezel Road  
San Antonio, Texas 78250



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 Real Property of Bexar County, Texas on:

NOV 21 2013



*[Signature]*  
COUNTY CLERK BEXAR COUNTY, TEXAS

Doc# 20130240490 Fees: \$20.00  
11/21/2013 1:59PM # Pages 2  
Filed & Recorded in the Official  
Public Records of BEXAR COUNTY  
GERARD C. RICKHOFF COUNTY CLERK