

**MANAGEMENT CERTIFICATE FOR
VILLAGES ON SONTERRA III OWNERS ASSOCIATION, INC.
BEXAR COUNTY, TEXAS**

This Property Owners' Association Management Certificate is being recorded by Villages on Sonterra III 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: Villages on Sonterra III Office Condominiums
NAME OF ASSOCIATION: Villages on Sonterra III Owners Association, Inc.
LOCATION OF ASSOCIATION: 1314 E Sonterra Blvd. San Antonio, TX 78258
SUBDIVISION RECORDING DATA: See Exhibit "A"
RECORDING DATA FOR RESTRICTIONS: See Exhibit "A"
NAME AND MAILING ADDRESS OF THE ASSOCIATION:

Villages on Sonterra III
% 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
VOS@Birdy.com

WEBSITE ADDRESS OF THE ASSOCIATION

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

PROPERTY TRANSFER FEE(S) CHARGED BY ASSOCIATION:

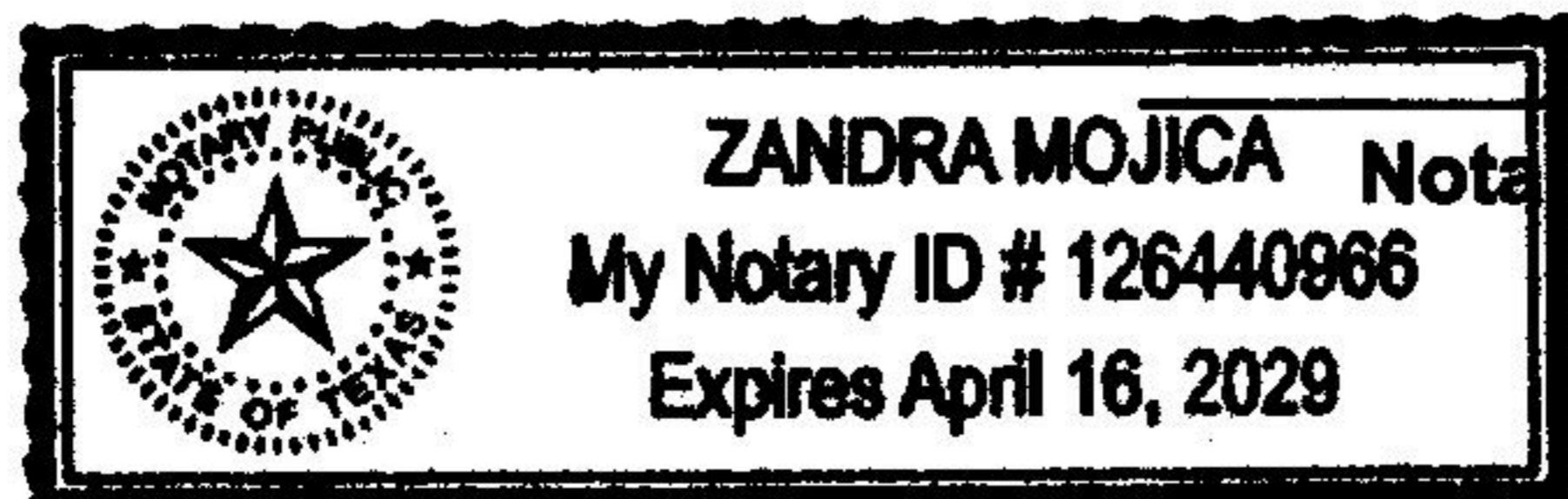
RESALE CERTIFICATE: \$375
RESALE CERTIFICATE UPDATE: \$75
REFINANCE STATEMENT OF ACCOUNT: \$75
TRANSFER FEE: \$250

Villages on Sonterra III 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 Villages on Sonterra III Owners Association, Inc. on behalf of the Association.



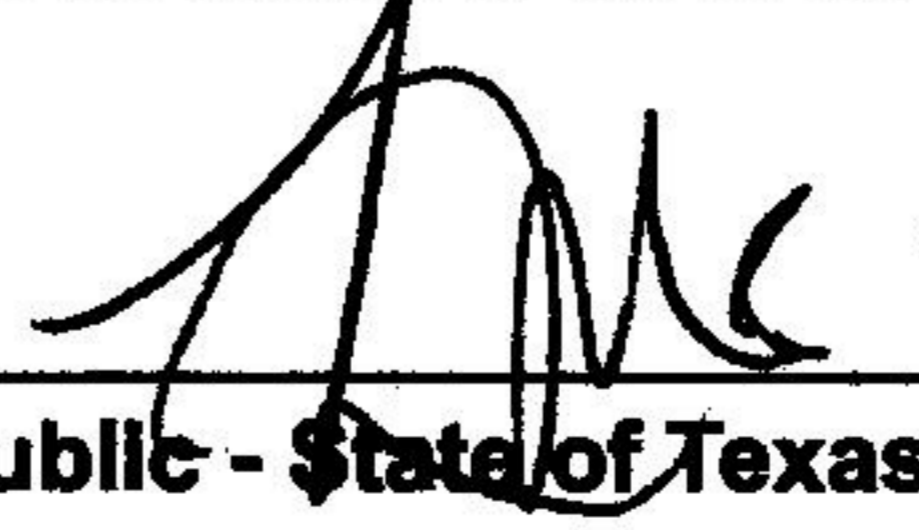
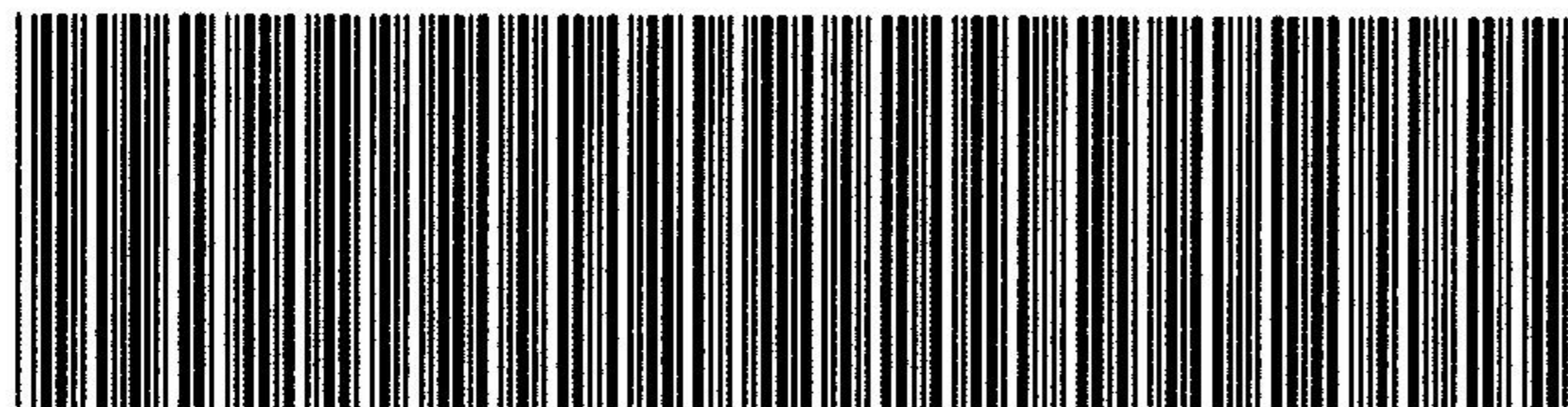

ZANDRA MOJICA Notary Public - State of Texas

EXHIBIT "A"

Villages on Sonterra III 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 Villages on Sonterra III 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
02/27/2007	Declaration	DOC# 20070046862
04/25/2007	Declaration - 1st Amendment	DOC# 20070094955
06/17/2008	Declaration - 2nd Amendment	DOC# 20080128163
09/24/2008	Declaration - 3rd Amendment	DOC# 20080208894
09/28/2015	Declaration - 4th Amendment	DOC# 20150185814
02/12/2016	Declaration - 5th Amendment	DOC# 20160026622
03/27/2017	Declaration - 6th Amendment	DOC# 20170055826
05/10/2017	Correction Affidavit for Declaration - 6th Amendment	DOC# 20170088612
05/24/2017	Declaration - 7th Amendment	DOC# 20170099369
10/11/2017	Correction Affidavit for Declaration - 5th Amendment	DOC# 20170201733



VG-28-2025-20250160350

File Information

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

Document Number:	20250160350
Recorded Date:	August 29, 2025
Recorded Time:	12:53 PM
Total Pages:	3
Total Fees:	\$29.00

**** THIS PAGE IS PART OF THE DOCUMENT ****

**** Do Not Remove ****

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:
8/29/2025 12:53 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk