

**MANAGEMENT CERTIFICATE FOR
SETTERFELD ESTATES HOMEOWNERS' ASSOCIATION, INC.**

THE STATE OF TEXAS

COUNTY OF COMAL

The undersigned, being an officer of PMI Bluebonnet Realty, managing agent of Setterfeld Estates Homeowners' Association, Inc., a non-profit corporation organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code which supersedes any prior Management Certificate filed by the Association:

- 1) **Name of Subdivision:** Setterfeld Estates
- 2) **Name of the Association:** Setterfeld Estates Homeowners' Association, Inc.
- 3) **Recording Data for the Subdivision Development:** Plat of Setterfeld Estates, according to the map or plat thereof, recorded in the Map and Plat Records of Comal County, Texas.

COMAL INSTRUMENT NUMBER	RECORDING DATE	DOCUMENT
201106043956	12/21/2011	Plat Map - Setterfeld Estates Unit 1
201206020894	06/15/2012	Setterfeld Estates, U1 Amending Plat
201406044844	12/22/2014	Plat Map - Setterfeld Estates Unit 2
201606048083	12/19/2016	Setterfeld Estates U3
201906020299	06/13/2019	Correction Plat - Settereld Estates U3 Lots 173 and 181
202006012442	04/02/2020	Setterfeld Estates U4

- 4) **Recording Data for the Declaration:** See Exhibit "A"
- 5) **Name and Mailing Address for the Association:**

Setterfeld Estates HOA
c/o PMI Bluebonnet Realty
405 Main Street
Blanco, TX 78606
- 6) **Name and Mailing Address of Person Managing the Association or its Designated Representative:**

PMI Bluebonnet Realty
405 Main Street
Blanco, TX 78606

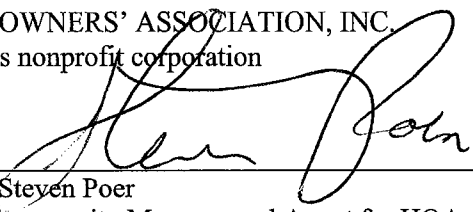
830-302-4738

- 7) **Other information the Association considers appropriate:** Prospective purchasers are advised to independently examine the Declaration, Bylaws, 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. **The purpose of this certificate is to provide information sufficient for the title company to correctly identify the subdivision and to contact its governing Association or representative.** This certificate does not purport to identify every piece of information pertinent to the subdivision. No person should rely on this certificate for anything other than instructions for contacting the Association in connection with the transfer of title to a home in the subdivision.
- Working Capital Assessment - \$500.00

- 8) Fee(s) related to Property Transfer:
- Management Transfer Fee - \$275.00

This Management Certificate is effective as of the 1st day of January, 2025.

SETTERFELD ESTATES
HOMEOWNERS' ASSOCIATION, INC.
A Texas nonprofit corporation

By: 
Name: Steven Poer
Title: Community Manager and Agent for HOA

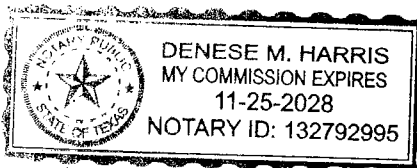
THE STATE OF TEXAS

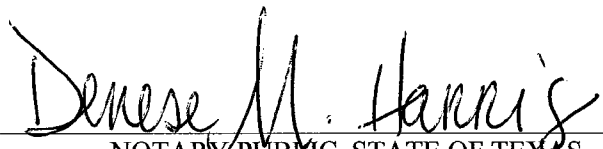
COUNTY OF Blanco

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CERTIFICATE OF ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME, by Steven Poer, the Community Manager and Agent for Setterfeld Estates Homeowners' Association, Inc. on this the 29th day of January 2025, to certify which witness my hand and seal of office.




NOTARY PUBLIC, STATE OF TEXAS

AFTER RECORDING RETURN TO:

PMI Bluebonnet Realty
405 Main Street
Blanco, TX 78606

EXHIBIT "A"

COMAL INSTRUMENT NUMBER	RECORDING DATE	DOCUMENT
201106043956	12/21/2011	Plat Map - Setterfeld Estates Unit 1
201206020894	06/15/2012	Setterfeld Estates, U1 Amending Plat
201206022171	06/27/2012	Setterfeld Estates Unit 1 Declaration of Covenants, Conditions, Easements and Restrictions
201206032072	09/03/2012	Certificate of Secretary/Certificate of Filing of Setterfeld Estates Homeowners Association, Inc.
201206030878	09/05/2012	Setterfeld Estates Homeowners Association, Inc's Document Retention, Access, Production and Copying Policy
201206030877	09/05/2012	Setterfeld Estates Homeowners Association, Inc's Collection Policy and Payment Plan Guidelines
201406045678	12/29/2014	Certificate of Annexation and Supplemental Declaration of Covenants, Conditions, Easements and Restrictions for Setterfeld Estates Unit 2
201606048083	12/19/2016	Setterfeld Estates U3
201606048386	12/21/2016	Certificate of Annexation and Supplemental Declaration of Covenants, Conditions, Easements and Restrictions for Setterfeld Estates Unit 3
201906020299	06/13/2019	Correction Plat - Setterfeld Estates U3 Lots 173 and 181
202006012442	04/02/2020	Setterfeld Estates U4
202006013864	04/15/2020	Certificate of Annexation and Supplemental Declaration of Covenants, Conditions, Easements and Restrictions for Setterfeld Estates Unit 4
202006048809	11/02/2020	Affidavit in Compliance with Tex. Prop. Code Sec. 202.006
202106033693	06/22/2021	Affidavit in Compliance with Tex. Prop. Code Sec. 202.006
202106066453	12/30/2021	Affidavit in Compliance with Tex. Prop. Code Sec. 202.006
202406003925	02/08/2024	Setterfeld Estates Homeowners Association, Inc's Document Retention, Access, Production and Copying Policy
202406031338	10/15/2024	Enforcement and Fine Policy for Setterfeld Estates Homeowners Association, Inc.

202406031337	10/15/2024	Second Amendment to the Bylaws of Setterfeld Estates Homeowners Association, Inc.
202406031336	10/15/2024	Setterfeld Estates Homeowners Association, Inc. Adopting Resolution Pursuant to the Bylaws of Setterfeld Estates Homeowners Association, Inc. to Increase the Board of Directors to Five (5) Directors
202406033012	10/29/2024	Setterfeld Estates Homeowners Association, Inc's Document Retention, Access, Production and Copying Policy

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
01/29/2025 03:42:49 PM
JESS 4 Pages(s)
202506002756



Bobbie Koepp