Comal County TX
Honorable Bobbie Koepp , Comal County Clerk
150 N. Seguin, Suite 1037
New Braunfels, TX 78130
(830) 221-1230

Receipt for Services

Cashier TAMMY **Batch #** 958303

Customer Name PMI BLUEBONNET REALTY
405 MAIN ST
BLANCO, TX 78606

Date: 10/10/2023 **Time:** 01:36:58PM

Date	Instrument No	Document Type	Transaction Type	GF Number	Pg/Amt
10/10/2023 1:36:58PM	202306032349	CERTIFICATE			5
				Total:	$42.00
		Fee Total:			$42.00
CHECK	PMI 1052	TK			42.00
				Payment Total:	$42.00

5/m

202306032349 10/10/2023 01:36:58 PM 1/5

MANAGEMENT CERTIFICATE FOR THE PRESERVE AT MISSION VALLEY HOMEOWNERS' ASSOCIATION, INC.

THE STATE OF TEXAS

COUNTY OF COMAL

The undersigned, being an officer of PMI Bluebonnet Realty, managing agent of The Preserve at Mission Valley 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**: The Preserve a/k/a The Preserve at Mission Valley

2) **Name of the Association**: The Preserve at Mission Valley Homeowners' Association, Inc.

3) **Recording Data for the Subdivision Development**:
   a. Unit 1: Document Number 201206024283, as corrected by Document Number 201206045299, Official Map and Plat Records of Comal County, Texas

   b. Unit 2: Document Number 201206034907, Official Map and Plat Records of Comal County, Texas

   c. Unit 3: Document Number 201406008691, as corrected by Document Number 201406012858, Official Map and Plat Records of Comal County, Texas

   d. Unit 4: Document Number 201406012865, as vacated and replatted by Document Number 201406030753, as further vacated and replatted by Document Number 201606002252, Official Map and Plat Records of Comal County, Texas

   e. Unit 5: Document Number 201606036024, Official Map and Plat Records of Comal County, Texas

   f. Unit 6: Document Number 201806028368, Official Map and Plat Records of Comal County, Texas

4) **Recording Data for the Declaration**: See Exhibit "A"

5) **Name and Mailing Address for the Association**:
   The Preserve at Mission Valley Homeowners' Association, Inc.
   c/o PMI Bluebonnet Realty
   405 Main Street
   Blanco, TX 78606
   www.pmvhoa.com

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
tara@pmibluebonnetrealty.com

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. **Association Transfer Fee: $500**

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

This Management Certificate is effective as of the 1st day of August, 2023.

THE PRESERVE AT MISSION VALLEY
HOMEOWNERS' ASSOCIATION, INC.,
A Texas nonprofit corporation

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

THE STATE OF TEXAS §
§
COUNTY OF Comal §

CERTIFICATE OF ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME, by Steven Poer, the Community Manager and Agent for The Preserve at Mission Valley Homeowners' Association, Inc., on the 11 day of ~~August~~ September 2023, to certify which witness my hand and seal of office.

KIMBERLY A. PALACIOS
Notary Public, State of Texas
Comm. Expires 05-23-2026
Notary ID 131579521

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
Document No. 359899280002	03-16-2011	Certificate of Formation Nonprofit Corporation
Document No. 201106009779	03-18-2011	Declaration and Bylaws of The Preserve at Mission Valley Homeowners Association, Inc.
Document No. 202106025776	7-27-2012	Declaration of Covenants, Conditions and Restrictions for The Preserve of Mission Valley, planned unit development and provisions for The Preserve of Mission Valley Homeowners Association
Document No. 201206025956	07-31-2012	First Amendment to Declaration of Covenants, Conditions and Restrictions for The Preserve of Mission Valley, planned unit development and provisions for The Preserve of Mission Valley Homeowners Association
Document No. 201206034907	10-03-2012	Subdivision Plat Establishing The Preserve Unit 2
Document No. 201206045299	03-31-2013	Amending Plat of The Preserve Unit 1
Document No. 20140601258	03-04-2014	Subdivision Plat Establishing The Preserve Unit 3
Document No. 201606002252	04-04-2014	Subdivision Plat Establishing Plat of The Preserve Unit 4
Document No. 201406012971	04-21-2014	Supplemental Amendment to Declaration of Covenants, Conditions and Restrictions for The Preserve of Mission Valley, planned unit development and provisions for The Preserve of Mission Valley Homeowners Association
Document No. 201506022256	6-9-2015	Supplemental Amendment to Declaration of Covenants, Conditions and Restrictions for The Preserve of Mission Valley, planned unit development and provisions for The Preserve of Mission Valley Homeowners Association
Document No. 201506022255	6-9-2015	Supplemental Amendment to Declaration of Covenants, Conditions and Restrictions for The Preserve of Mission Valley, planned unit development and provisions for The Preserve of Mission Valley Homeowners Association
Document No. 201606015470	4-15-2016	Third Amendment to Declaration of Covenants, Conditions and Restrictions for The Preserve of Mission Valley, planned unit development and provisions for The Preserve of Mission Valley Homeowners Association
Document No. 201606036024	08-19-2016	Amending Plat of The Preserve Unit 5
Document No. 201806028368	6-5-2018	Amending Plat of The Preserve Unit 6

Document No. 202006040369	09-18-2020	Fourth Amendment to Declaration of Covenants, Conditions and Restrictions for The Preserve of Mission Valley, planned unit development and provisions for The Preserve of Mission Valley Homeowners Association
Document No. 2020006043221	10-2-2020	Resolution of the Board of Directors of The Preserve of Mission Valley Homeowners Association, Inc. Exhibit A. Records Production and Copying Policy Exhibit B. Document Retention Policy Exhibit C. Payment Plan Policy
Document No. 202106000569	1-5-2021	Assignment of Declarant Rights for The Preserve of Mission Valley
Document No. 202106000259	1-5-2021	Notice of filing for The Preserve at Mission Valley Homeowners Association, Inc.

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
10/10/2023 01:36:58 PM
TAMMY 5 Page(s)
202306032349

Bobbie Koepp