Amended and Restated Management Certificate
of
Ventura Maintenance Association, INC.

Filed in accordance with Section 209.004 of the Texas Property Code and supersedes any prior management certificate filed by the association.

The Name of the Subdivision:
Ventura Unit Six (6)

The Name of the Association:
Ventura Maintenance Association, Inc.

The Recording Data for the Subdivision:
Plat - Unit 5; Volume 3580, Page 458-459; Unit 6: Volume 9509, Page 115-117; Unit 6A: Volume 4385, Page 343: Unit 7: Volume 3580, Page 463-466: Unit 8: Volume 3580, Page 463-466: Page Unit 9: Volume 3590, Page 467-469: Unit 10: Volume 3580, Page 470472: Unit 10A: Volume 9514, Page 210: Unit 11: Volume 3731, Page 1384-1386: Unit 22 Volume 9526, Page 211-215.

The Recording Data for the Declaration and any Amendments to the Declaration:

- 1985 Modification and Substitution of Declaration - Document No. 1028444
- 1985 Annexation Declaration, Unit 6 - Volume No. 3580, Page 456, Units 7-10
- 1986 Annexation Declaration, Unit 6 - Volume No. 3580, Page 456, Unit 11
- 1986 Annexation Declaration, Unit 6 - Volume No. 3855, Page 787, Unit 10A
- 1987 Annexation Declaration. Unit 6 A- Volume No. 4385, Page 341, Unit 6A
- 1985 Bylaws - Document No. 1028688
- 2003 First Revised Bylaws - Document No. 20030162765
- 2011 Records Production Policy - Document No. 20110232878
- 2012 Bylaws - Document No. 20120017367
- 2015 Enforcement Policy - 20150083738
- 2021 Notice of Filing (Policy Documents) - Document No. 20210251490

The Name and Mailing Address of the Association:
Ventura Maintenance Association, Inc.
c/o Class Community Service, LLC.
9150 FM 78 Suite#5
Converse, TX 78109

The Name, Mailing Address, Telephone Number, and e-mail address of the person managing the Association:

Class Community Service, LLC.
9150 FM 78 Suite#5
Converse, TX 78109
726-231-3651
info@ccsclassc.com

The Website Address of any Website on which the Association's Dedicatory Instruments are available (in accordance with Section 207.006, Texas Property Code):

https://venturamaintenanceassociation.weebly.com/

The Amount and description of a fee or fees charged by the association relating to a property transfer in the subdivision, and other information the association considers appropriate:

- Resale Disclosure (TREC Form) Package.
  This bundle includes a TREC form and association documents necessary for closing.
  $375.00 plus $35.00 processing fee ($410.00 Total)
  - 1 business day Rush Fee - $410.00 plus $115.00
  - 3 business day Rush Fee - $410.00 plus $100.00
  - 5 business day Rush Fee - $410.00 plus $75.00

- Statement of Account.
  $115.00 plus $35 processing fee ($150.00 Total)
  - 1 business day Rush Fee- $150.00 plus $115.00
  - 3 business day Rush Fee- $150.00 plus $100.00
  - 5 business day Rush Fee- $150.00 plus $75.00

- Transfer Fee.
  $200.00

Prospective buyers are encouraged to review the associations DCC&R's, Bylaws and all association governing documents prior to purchase.

[Signature Page Follows]

EXECUTED to be effective on the date this instrument is Recorded.

Ventura Maintenance Association, INC.
A Texas non-profit corporation

By: _____

Name: CaLisha White

Title: CEO/Managing Agent

State of Texas §

County of Bexar §

This instrument was acknowledged before me on 5th day of March 2024, by CaLisha White, the Managing Agent of Ventura Maintenance Association, a Texas non-profit corporation.

(SEAL) SYLVIA M PENA
Notary ID #128566808
My Commission Expires
May 9, 2027

_____
Notary Public's Signature

File Information

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

Document Number:	20240040665
Recorded Date:	March 06, 2024
Recorded Time:	4:14 PM
Total Pages:	4
Total Fees:	$33.00

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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: 3/6/2024 4:14 PM

Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk