

Management Certificate (Amended June, 2024)
(Texas Property Code Section 209.004)

1. Name of Subdivision:

Village Park Subdivision

2. Subdivision Recording Data:

The Plat of the Subdivision recorded in Volume 5, Pages 172-173, Plat Records, Kendall County, Texas

3. Declaration Recording Data:

The Declaration of Covenants, Conditions, and Restrictions for Village Park Townhomes recorded in Volume 1102, Pages 344-405, Kendall County Official Records

4. Other Recording Data:

Bylaws	Date	Document #	Volume	Pages	Subject
Bylaws	5/11/2010	00248892	1212	716-743	Bylaws
Amendment #1	9/21/2015	00296148	1488	168-171	# Board members, Annual meeting date
Amendment #2	6/11/2018	00322170	1640	326-328	Annual meeting date
Amendment #3	6/24/2024	389984	n/a	n/a	CTA Requirements

Covenants, Conditions & Restrictions	Date	Document #	Volume	Pages	Subject
CCRs	1/31/2008	00228851	1102	344-405	CCRs
Amendment #1	05/11/2010	00248891	1212	706-715	Appendix B
Amendment #2	9/21/2015	00296149	1488	172-176	Pets, Transfer fee, Reserve Fund
Amendment #3	6/23/2016	00302986	1528	715-722	Appendix B
Amendment #4	6/11/2018	00322169	1640	321-325	Business use, Window treatments
Amendment #5	10/17/2019	00335441	1720	94-98	Leasing of townhomes
Amendment #6	10/28/2022	375162	n/a	n/a	Reserve Fund Contribution

5. Name of Association:

Village Park Owners Association, a Texas nonprofit corporation

6. Name of Association's Designated Representative:

Caden Wylie, President

7. Mailing Address, Phone # and email address of Association's Designated

Representative:

143 Village Park Drive, Boerne, TX 78006,

Phone number: 210-663-2077

Email address: cadenwylie@gvtc.com

8. Web Address where the Association's dedicatory instruments are available (in accordance with Section 207.006 of the Texas Property Code:

www.villageparksubdivision.com

9. Fees charged by the Association relating to property transfer in the subdivision:

Name of Fee	Amount	Due date (all checks payable to Village Park Owners Association)	Description
Annual Homeowner Dues	\$2000 per year	\$1000 due on Jan. 1 \$1000 due July 1	Annual HOA dues
Resale Certificate and Supporting information	\$200 for paper copy, \$150 for electronic copy	At time request is made	Fee for preparation of resale certificate and supporting documents
Reserve Fund Contribution	\$1500	Due at closing	Reserve Fund Contribution. At time of transfer, a fee in the amount of \$1500.00 will be paid to the Association, to be deposited in the Association's Reserve Account. The fee may be paid by the seller or buyer, and will be collected at closing, the buyer remains liable to the Association for the fee until paid.

VILLAGE PARK OWNERS ASSOCIATION, a Texas nonprofit corporation

By: 
Caden Wylie, Director

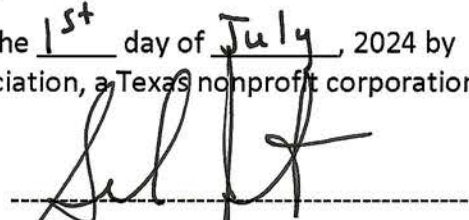
By: 
Teresa Ray, Director

By: 
Holly Fulton, Director

STATE OF TEXAS

COUNTY OF KENDALL

This instrument was acknowledged before me on the 1st day of July, 2024 by Caden Wylie, Director of Village Park Owners Association, a Texas nonprofit corporation, on behalf of said corporation.

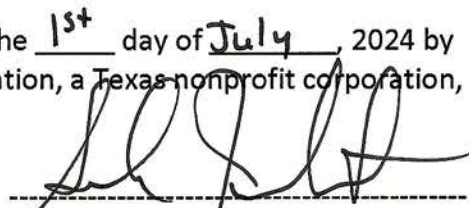

Notary Public, State of Texas



STATE OF TEXAS

COUNTY OF KENDALL

This instrument was acknowledged before me on the 1st day of July, 2024 by Teresa Ray, Director of Village Park Owners Association, a Texas nonprofit corporation, on behalf of said corporation.

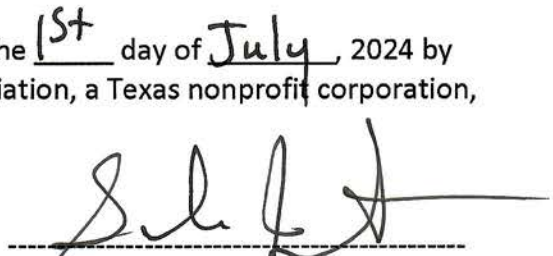

Notary Public, State of Texas

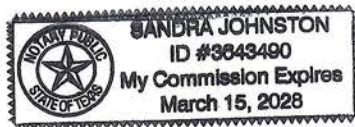


STATE OF TEXAS

COUNTY OF KENDALL

This instrument was acknowledged before me on the 1st day of July, 2024 by Holly Fulton, Director of Village Park Owners Association, a Texas nonprofit corporation, on behalf of said corporation.


Notary Public, State of Texas





VG-133-2024-390173

**Kendall County
Denise Maxwell
Kendall County Clerk**

Instrument Number: 390173

Real Property Recordings

Recorded On: July 01, 2024 02:17 PM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: \$37.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 390173
Receipt Number: 20240701000045
Recorded Date/Time: July 01, 2024 02:17 PM
User: Maria C
Station: CClerk08

Record and Return To:

Village Park Owners Association



**STATE OF TEXAS
Kendall County**

I hereby certify that this Instrument was filed in the File Number sequence on the date/time printed hereon, and was duly recorded in the Official Records of Kendall County, Texas

Denise Maxwell
Kendall County Clerk
Kendall County, TX

Denise Maxwell