

**PEBBLE BEACH PROPERTY OWNER'S OF MEDINA LAKE ASSOCIATION
MANAGEMENT CERTIFICATE AMENDED MAY 1, 2024**

Pebble Beach Property Owner's of Medina Lake Association, a non-profit corporation (the "Association"), is a property owners' association as defined in section 209.003 of the Code and has property located in Bandera County, Texas.

Section 209.004 of the Texas Property Code (the "Code") requires that a property owner association file a management certificate in the real property records of the county in which the property is located.

The undersigned, designated representative for the Association, submits the following information pursuant to Section 209.004 of the Code which supersedes any prior Management Certificate filed by the Association.

1. The subdivisions collectively known as "Pebble Beach" are as follows:

Pebble Beach Unit #1	Pebble Beach Unit #2	Jones Beach
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2. Name of the association.

Pebble Beach Property Owner's of Medina Lake Association.

3. Recording data for the subdivision.

The recording data in the Plat Records of Bandera County, Texas are as follows:

Plat Name	Filing Date	Clerk File Number
Pebble Beach Subdivision, Unit 1	06/13/1960	Vol 1, Page 64
Pebble Beach Subdivision, Unit 2	08/13/1962	Vol 1, Page 75
Jones Beach Subdivision	07/10/1961	Vol 1, Page 71

4. Recording data for declaration and any amendments to the declaration.

The recording data in the Real Property Records of Bandera County, Texas are as follows:

Document Name	Filing Date	Clerk File Number
Declaration of Covenants, Conditions, & Restrictions Pebble Beach, Bandera County, Texas	05/23/1984	Vol 244, Pages 713-724 Instrument #42175
By-Laws of Pebble Beach Property Owners Association	02/29/1984	Vol 239, Pages 192-202 Instrument #40725
Articles of Incorporation of Pebble Beach Property Owner's of Medina Lake Association (dated 11/01/1995)	11/16/1995	State Doc #6671331
Affidavit for Filing Dedicatory Instruments: 1) 2021 PBPOA Access Agreement 2) 2021 PBPOA Parks Rules	10/14/2021	Vol 1249, Pg 539-545 Doc # 00248587

5. Name and mailing address for the association.

Pebble Beach Property Owner's of Medina Lake Association
Pebble Beach POA
100 Park Drive
Lakehills, TX 780

6. Name, mailing address, telephone number and email address of the person managing the association or its designated representative.

Anthony W. Calle, President

Pebble Beach POA

100 Park Drive, Lakehills, TX ,78063

Telephone (Secretary): (830) 398-1014; Email: secretary@pebblebeachpoa.com

Telephone (Treasurer): (830) 423-6877; Email: treasurer@pebblebeachpoa.com

7. Website address of any website on which the association's dedicatory instruments are available (in accordance with Texas Property Code Section 207.006).

www.pebblebeachpoa.com

8. Amount and description of a fee or fees charged by the Association relating to a property transfer in the subdivision, which are payable to Pebble Beach Property Owner's of Medina Lake Association at closing. For transfers with no title company closing, the Association will issue a separate invoice to the buyer for the any assessments or fees due.

The following fees are be charged relating to a property transfer.

Required Fees	Amount	Description
Property Transfer Fee	\$300	Administrative services, collect at closing
Resale Certificate	\$375	Package Section 207.003 compliant, collect at closing
Standard Response Time	\$0	No later than 10 business days
Rush Request	\$75	Remit the required documents within 5 business days
Compliance Inspection	\$100	Onsite inspection for resale certificate, if required
Lender Questionnaire	\$200	Complete documents if requested by lender for a loan

9. Other information the association considers appropriate.

New owners are encouraged to:

Access the Association website for important public postings and information.

Join the PBPOA Member Portal to access Association information, such as meeting agendas, minutes, financial reports, and other documents; or forms used by the PBPOA.

Opt-in to receive correspondence by email regarding Association information.

New owners must complete the park access agreement to obtain an access card & vehicle sticker.

Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the Association, as well as performing a physical inspection of the property and common areas, prior to purchase.

This Management Certificate does not purport to identify every publicly recorded document affecting the Association. No person should rely on this Management Certificate for anything other than for identifying and contacting the Association.

EXECUTED on this 6 day of May 2024

Pebble Beach Property Owner's of Medina Lake Association

Anthony W Calle
Anthony W. Calle, President

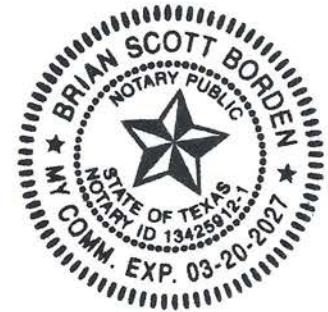
STATE OF TEXAS

COUNTY OF BEXAR

BEFORE ME, the undersigned notary public, on this 6th day of May 2024 personally appeared Anthony W. Calle, President of Pebble Beach Property Owner's of Medina Lake Association, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and in the capacity therein expressed.

[Signature]
Notary Public in and for the State of Texas

After recording, please return to: Patricia Major w/
Pebble Beach Property Owner's of Medina Lake Association
Attention: Secretary PBPOA
100 Park Drive
Lakchills, Texas 78063



Filed for Record in:
Bandera County

On: May 09, 2024 at 11:40A

As a
Recording

Document Number: 00264238

Amount 33.00

Receipt Number - 176481

By,
Dorothy Koch

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.

STATE OF TEXAS
COUNTY OF BANDERA

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the official records of Bandera County as stamped hereon by me.

May 09, 2024

Tandia Hansfield, County Clerk
Bandera County