

**MANAGEMENT CERTIFICATE
FOR
SWENSON HEIGHTS HOMEOWNERS ASSOCIATION, INC.**

Pursuant to Texas Property Code Section 209.004, SWENSON HEIGHTS HOMEOWNERS ASSOCIATION, INC., a Texas nonprofit corporation, hereby files its management certificate.

1. The name of the subdivision is: Swenson Heights.
2. The name of the Association is: Swenson Heights Homeowners Association, Inc.
3. The recording data for the subdivision is:

A 51.77 acre tract of land situated in Guadalupe County, Texas as more fully described in Exhibit "A" attached to the Declaration of Covenants, Conditions and Restrictions for Swenson Heights recorded on December 20, 2019 as Document No. 201999029371 of the Official Public Records of Guadalupe County, Texas

Final Plat Establishing Swenson Heights Subdivision, Unit 1 recorded on May 20, 2021 as Document No. 202199017403 in Volume 9, Pages 470-475 of the Official Public Records of Real Property of Guadalupe County, Texas

Final Plat Establishing Swenson Heights Subdivision, Unit 3A recorded on June 4, 2021 as Document No. 202199019213 in Volume 9, Pages 483-484 of the Official Public Records of Real Property of Guadalupe County, Texas

4. The recording data for the declaration is:

Declaration of Covenants, Conditions and Restrictions for Swenson Heights recorded on December 20, 2019 as Document No. 201999029371 of the Official Public Records of Guadalupe County, Texas

Annexation of Declaration of Covenants, Conditions and Restrictions for Swenson Heights, Unit 3A recorded on July 2, 2021 as Document No. 202199022952 of the Official Public Records of Guadalupe County, Texas.

5. The mailing address of the Association is:

14603 Huebner Road, Building 40
San Antonio, Texas 78230

6. The name, mailing address, telephone number, and e-mail address of the person managing the Association or the Association's designated representative is:

Diamond Association Management & Consulting
14603 Huebner Road, Building 40

San Antonio, TX 78230
Telephone (210) 561-0606
resales@damctx.com

7. The website address of any Internet website on which the association's dedicatory instruments are available in accordance with Section 207.006 is:
www.SwensonHeights.com

8. The amount and description of a fee or fees charged by the association relating to a property transfer in the subdivision is:

Transfer Fee \$175.00

Community Enhancement Fee \$500.00 each sale

Resale Certificate Fee \$175.00 (Optional - Only applies if package is ordered)

9. Other information the Association considers appropriate:

The following documents were filed with the Texas Secretary of State to incorporate the Association: Certificate of Formation of Swenson Heights Homeowners Association, Inc. filed on December 19, 2019 and subsequently recorded on December 20, 2019 as Document No. 201999029372 of the Official Public Records of Guadalupe County, Texas

The recording data for the bylaws is: Bylaws of Swenson Heights Homeowners Association, Inc. recorded on December 20, 2019 as Document No. 201999029372 of the Official Public Records of Guadalupe County, Texas

The following policies and guidelines encumber the subdivision:

Resolution of the Board of Directors of Swenson Heights Homeowners Association, Inc. recorded on December 30, 2019 as Document No. 201999029935 of the Official Public Records of Guadalupe County, Texas

Resolution of the Board of Directors of Swenson Heights Homeowners Association, Inc. recorded on September 15, 2021 as Document No. 202199031977 of the Official Public Records of Guadalupe County, Texas

Resolution of the Board of Directors of Swenson Heights Homeowners Association, Inc. recorded on September 15, 2021 as Document No. 202199031976 of the Official Public Records of Guadalupe County, Texas

Resolution of the Board of Directors of Swenson Heights Homeowners Association, Inc. recorded on September 15, 2021 as Document No. 202199031975 of the Official Public Records of Guadalupe County, Texas

[SIGNATURE PAGE FOLLOWS]

EXECUTED AND EFFECTIVE this 24 day of November, 2021.

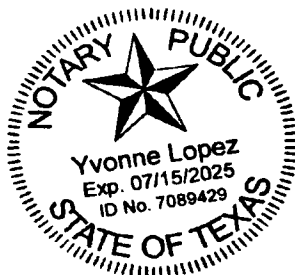
ASSOCIATION:

SWENSON HEIGHTS HOMEOWNERS ASSOCIATION, INC.,
a Texas nonprofit corporation

By: [Signature]
Name: Rolney Herrera
Title: Managing Agent

STATE OF TEXAS §
 §
COUNTY OF Bexar §

On this 24 day of November, 2021, before me, the undersigned notary public, personally appeared Rolney Herrera, Managing Agent of SWENSON HEIGHTS HOMEOWNERS ASSOCIATION, INC., a Texas nonprofit corporation, known to me to be the person whose name is subscribed to the within instrument, and acknowledged that she or he executed the same for the purposes and consideration set forth therein.



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

AFTER RECORDING, RETURN TO:

Barton Benson Jones PLLC
Attn: Devin "Buck" Benson
745 E. Mulberry Ave., Suite 550
San Antonio, Texas 78212



This page has been added by the Guadalupe County Clerk's office to comply with the statutory requirement that the recording information shall be placed at the foot of the record.

202199040509

I certify this instrument was ELECTRONICALLY FILED
and RECORDED in the OFFICIAL PUBLIC RECORDS
of Guadalupe County, Texas on
11/29/2021 08:03:19 AM PAGES: 4 JEANNE
TERESA KIEL, COUNTY CLERK



Teresa Kiel