

**SCANNED**

**MANAGEMENT CERTIFICATE FOR  
CHAMPIONS ESTATES RESIDENTIAL OWNERS ASSOCIATION, INC.**

The following information is being provided pursuant to Section 209.004, Texas Property Code:

1. Name of subdivision: The Estates at Champions Run
2. Name of the association: Champions Estates Residential Owners Association, Inc.
3. Mailing address: 14603 Huebner Road, Building 40  
San Antonio, TX 78230
4. Subdivision plat information: Unit 1: Volume 9522, Pages 179-187, as amended by  
Volume 9643, Page 192, Official Deed and Plat  
Records of Bexar County, Texas  
  
Unit 2: Volume 9529, Pages 102-106, as amended by  
Volume 9641, Page 197, Official Deed and Plat  
Records of Bexar County, Texas
5. Declaration information: Unit 1:  
Declaration of Covenants, Conditions and  
Restrictions for Estates at Champions Run, executed  
on November 19, 1992, recorded in Volume 5504,  
Page 888, Official Public Records of Bexar County,  
Texas, as re-recorded and corrected by Declaration of  
Covenants, Conditions and Restrictions for Estates at  
Champions Run, executed on November 19, 1992,  
recorded in Volume 5571, Page 1833, Official Public  
Records of Bexar County, Texas, as amended by the  
First Amendment to Declaration of Covenants,  
Conditions and Restrictions for Estates At  
Champions Run, executed on March 16, 1994,  
recorded in Volume 6029, Page 1929, Official Public  
Records of Bexar County, Texas, as further amended  
by the Second Amendment to Declaration of  
Covenants, Conditions and Restrictions for Estates at  
Champions Run, executed on November 18, 1994,  
recorded in Volume 6266, Page 856, Official Public  
Records of Bexar County, Texas, as further amended  
by the Third Amendment to Declaration of  
Covenants, Conditions and Restrictions for Estates at  
Champions Run, executed on January 28, 2020,  
recorded in Document Number 20200024023,  
Official Public Records of Bexar County, Texas  
  
Unit 2:  
Notice of Addition of Land to Declaration of  
Covenants, Conditions, and Restrictions for Estates at  
Champions Run, recorded on April 13, 1994,  
recorded in Volume 6029, Page 1937, Official Public  
Records of Bexar County, Texas

6. Association management or representative:

Diamond Association Management and Consulting  
14603 Huebner Road, Building 40  
San Antonio, TX 78230  
Telephone: (210) 561-0606  
E-mail: resales@damctx.com


7. Website address:

www.EstatesAtChampionsRun.com

8. Property transfer fees:

Transfer fee: \$175.00  
Reserve fund every sale: \$500.00

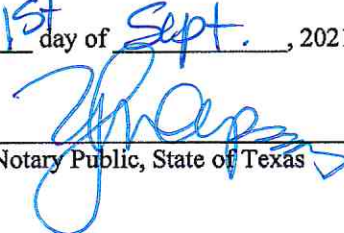
CHAMPIONS ESTATES RESIDENTIAL  
OWNERS ASSOCIATION, INC.,  
a Texas non-profit corporation

  
By: Rodney Herrera, Managing Agent

STATE OF TEXAS     §  
                              §  
COUNTY OF BEXAR   §

Before me, the undersigned notary public, on this day personally appeared Rodney Herrera, Managing Agent of Champions Estates Residential Owners Association, Inc., known to me or proved to me by presentation to me of a governmentally-issued identification card to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed it for the purposes and consideration expressed in it.

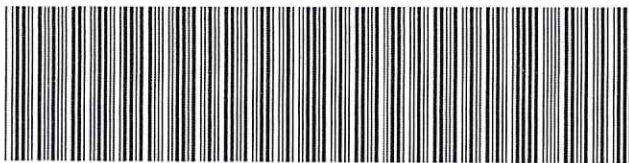
Given under my hand and seal of office the 1st day of Sept., 2021.

  
Notary Public, State of Texas

**AFTER RECORDING RETURN TO:**  
Allen, Stein & Durbin, P.C.  
Attorneys at Law  
P.O. Box 101507  
San Antonio, TX 78201



4080.001/2148096



\*VG-76-2021-20210247302\*

**File Information**

**FILED IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY  
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

**Document Number:** 20210247302  
**Recorded Date:** September 03, 2021  
**Recorded Time:** 4:21 PM  
**Total Pages:** 3  
**Total Fees:** \$30.00

**\*\* THIS PAGE IS PART OF THE DOCUMENT \*\***

**\*\* Do Not Remove \*\***

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 FILED in File Number Sequence on this date and at the time stamped hereon by me and was duly RECORDED in the Official Public Record of Bexar County, Texas on:  
9/3/2021 4:21 PM



*Lucy Adame-Clark*  
Lucy Adame-Clark  
Bexar County Clerk