

**PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE**  
*for*  
**SA HIGHLAND ESTATES HOMEOWNERS ASSOCIATION, INC.**

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THE STATE OF TEXAS       §  
   §  
 COUNTY OF BEXAR         §

The undersigned, CAROLYN THACKER, the Director of Community Association Management – San Antonio for RealManage, the Managing Agent for SA Highland Estates Homeowners Association, Inc., a nonprofit corporation (the “Association”) organized and existing under the laws of the State of Texas, submits the following information pursuant to TEX. PROP. CODE § 209.004 which supersedes any prior Management Certificate filed by the Association:

1.     Name of the Subdivision:                     Highland Estates Unit 1B, P.U.D., commonly known as Highland Estates
2.     Name of Association:                         SA Highland Estates Homeowners Association, Inc.
3.     Recording Data for the Subdivision:     Deed and Plat Records of Bexar County, Texas

| Subdivision Name   | Document Number | Volume | Page    |
|--|-----------------|--------|---------|
| Subdivision Plat Establishing Highland Estates Unit 1B, P.U.D. |                 | 9719   | 125-130 |

4.     Recording Data for the Declaration, Amendments, Articles, Bylaws and Policies as of the date hereof:  
 Recorded in the Official Public Records of Bexar County, Texas

| Covenants, Conditions, Restrictions and Easements  | Document Number | Volume | Page |
|--|-----------------|--------|------|
| Highland Estates Unit 1B Declaration of Covenants, Conditions, Easements and Restrictions  | 20170160173     | 18683  | 2338 |
| First Amendment to Highland Estates Unit 1B Declaration of Covenants, Conditions, Easements and Restrictions   | 20170187466     | 18751  | 1742 |
| Articles and Bylaws  | Document Number | Volume | Page |
| Certificate of Secretary of SA Highland Estates Homeowners Association, Inc. (Bexar County) with attached: Bylaws of SA Highland Estates Homeowners Association, Inc. (Exhibit A); and Certificate of Formation for SA Highland Estates, Inc. (Exhibit B) [wrong entity] | 20180039082     | 19015  | 1978 |
| Affidavit in Compliance with Tex. Prop. Code § 202.006 with attached: Certificate of Formation for SA Highland Estates Homeowners Association, Inc.  | 20210360521     |        |      |
| Policies, Resolutions, and Guidelines  | Document Number | Volume | Page |

|   |             |       |     |
|---|-------------|-------|-----|
| SA Highland Estates Homeowners Association, Inc.<br>Document Retention, Access, Production and Copying Policy   | 20180034919 | 19005 | 531 |
| Affidavit in Compliance with Tex. Prop. Code § 202.006<br>with attached: SA Highland Estates Homeowners Association, Inc.<br>Resolution Adopting Policies:<br>Collection and Payment Plan Policy, Board Hearing Policy,<br>Religious Display Policy, Security Measures Policy, and<br>Association Contracts and Solicitation of Bids Policy | 20210360521 |       |     |

5. Association Fees Related to Property Transfer:

Resale Certificate Fee \$200.00  
Transfer Fee Due at Time of Closing \$200.00  
Working Capital Assessment: \$500.00 (Due from Purchaser at time of Closing)

6. Mailing Address for the Association:

SA Highland Estates Homeowners Association, Inc.  
P.O. Box 803555  
Dallas, Texas 75380

7. Association Management or Representative and Contact Information:

RealManage  
P.O. Box 803555  
Dallas, Texas 75380  
1-866-474-2573 Phone  
sahigh@CiraMail.com


8. Association Website:  
www.ciranet.com

Executed on this 18 day of January, 2022.

SA HIGHLAND ESTATES HOMEOWNERS ASSOCIATION, INC.

By: REALMANAGE

By:

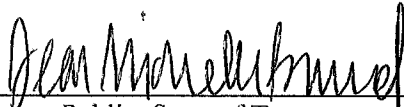


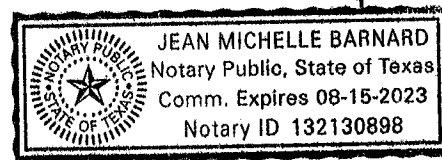
CAROLYN TRACKER, Director of Community  
Community Association Management – San Antonio  
RealManage, Managing Agent

STATE OF TEXAS §

COUNTY OF BEXAR §

BEFORE ME, the undersigned notary public, on this 18 day of January, 2022, personally appeared CAROLYN THACKER, Director of Community Association Management – San Antonio of RealManage, the Managing Agent for SA HIGHLAND ESTATES HOMEOWNERS ASSOCIATION, INC., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and in the capacity therein expressed.

  
\_\_\_\_\_  
Notary Public, State of Texas



AFTER RECORDING, RETURN TO:  
Michael B. Thurman  
THURMAN & PHILLIPS, P.C.  
4093 Dc Zavala Road  
Shavano Park, Texas 78249  
Phone: (210) 341-2020

**File Information**

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

**Document Number:** 20220023822  
**Recorded Date:** January 28, 2022  
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**Total Pages:** 4  
**Total Fees:** \$34.00

**\*\* 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 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: 1/28/2022 3:44 PM



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