

PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
for
WESTON OAKS HOMEOWNERS ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
 COUNTY OF BEXAR §

The undersigned, being the Managing Agent for Diamond Association Management and Consulting, the property manager for WESTON OAKS HOMEOWNERS ASSOCIATION, INC., a non-profit corporation ("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: Weston Oaks
2. Name of Association: Weston Oaks Homeowners Association, Inc.
3. Recording Data for the Subdivision: Deed and Plat Records of Bexar County, Texas

Subdivision Name / Unit Number	Document Number	Volume	Page
Plat – Weston Oaks Subdivision UNIT 1	20110004194	9619	223
	20110004195	9619	224
	20110004196	9619	225
	20110004197	9620	1
Plat – Weston Oaks Subd. UNIT 2	20170188311	9721	63
	20170188312	9721	64
	20170188313	9721	65
	20170188314	9721	66
	20170188315	9721	67
Plat – Replat & Subdivision Plat Weston Oaks UNIT 3R	20210209025	20002	926
	20210209026	20002	927
	20210209027	20002	928
	20210209028	20002	929
	20210209029	20002	930
Amending Plat - Weston Oaks Subdivision UNIT 3R	20220035413	20002	1546
	20220035414	20002	1547
	20220035415	20002	1548
	20220035416	20002	1549
	20220035417	20002	1550
	20220035418	20002	1551
Plat – Weston Oaks Subdivision UNIT 4	20210274380		
	20210274381		
Plat – Weston Oaks Subdivision UNIT 5	20110004198	9620	7
	20110004199	9620	8
	20110004200	9620	9
Plat – Weston Oaks Subd. UNIT 6 (Enclave)	20170198836	9721	198

	20170198837	9721	199
	20170198838	9721	200
	20170198839	9721	201
Plat – Replat & Subdivision Plat Weston Oaks Subdivision UNIT 7	20210173601	20002	834
	20210173602	20002	835
	20210173603	20002	836
Plat – Weston Oaks UNIT 8	20220224964	20002	2277
	20220224965	20002	2278
Plat - Weston Oaks Subdivision UNIT 9	20140103320	9670	77
	20140103321	9760	78
Plat –Replat & Subdivision Plat Weston Oaks Subdivision UNIT 10	20170241133	9724	56
	20170241134	9724	57
	20170241135	9724	58
Plat – Weston Oaks Subdivision UNIT 13	20130067437	9653	214
	20130067438	9653	215
Plat – Weston Oaks Subdivision UNIT 14	20130046311	9652	99
	20130046312	9652	100
	20130046313	9652	101
Plat – Weston Oaks Subdivision UNIT 17	20170011445	9710	128
	20170011446	9710	129
Plat – Replat & Subdivision Plat Weston Oaks Subdivision UNIT 18	20130046314	9652	105
	20180046315	9652	106
Plat – Weston Oaks Subdivision UNIT 19	20140103322	9670	83
	20140103323	9670	84
Amending Plat – Weston Oaks Subdivision UNIT 19	20150242659	9694	128

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

Covenants, Conditions, and Restrictions	Document Number	Volume	Page
Declaration of Covenants, Conditions & Restrictions Weston Oaks, Unit 1 and 5	20110050908	14895	2224
First Amendment of Declaration of Covenants, Conditions & Restrictions Weston Oaks, Unit 1 and 5	20110060706	14916	1932
Second Amendment of Declaration of Covenants, Conditions & Restrictions Weston Oaks, Unit 1 and 5	20120227631	15806	569
Third Amendment of Declaration of Covenants, Conditions & Restrictions Weston Oaks, Unit 1 and 5	20170008158	18309	1254
Fourth Amendment of Declaration of Covenants, Conditions & Restrictions Weston Oaks, Unit 1 and 5	20190072891		
Fifth Amendment of Declaration of Covenants, Conditions and Restrictions Weston Oaks	20220121052		
Annexation of Declaration for Weston Oaks Subdivision Unit 13, Unit 14 & Unit 18	20130089233	16090	731
Annexation of Declaration for Weston Oaks Subdivision Unit 9 & Unit 19	20150029489	17097	1001
Annexation of Declaration for Weston Oaks Subdivision Unit 17	20170023187	18344	1351

Annexation of Declaration for Weston Oaks Subdivision Unit 2	20170199451	18783	1061
Annexation of Declaration for Weston Oaks Subdivision Unit 6	20180005601	18938	644
Annexation of Declaration for Weston Oaks Subdivision Unit 10	20180011834	18951	1889
Corrected by: Annexation of Declaration for Weston Oaks Subdivision Unit 10	20180013635	18956	73
Annexation of Declaration for Weston Oaks Subdivision Unit 3R and Unit 7	20200035306		
Annexation of Declaration for Weston Oaks Subdivision Unit 4	20210008634		
Annexation of Declaration for Weston Oaks Subdivision Unit 8	20210049582		
First Amendment to Annexation of Declaration for Weston Oaks Subdivision Unit 3R and Unit 7	20210233225		
Second Amendment to Annexation of Declaration for Weston Oaks Subdivision Unit 3R and Unit 7	20210266202		
Third Amendment to Annexation of Declaration for Weston Oaks Subdivision Unit 3R and Unit 7	20210337138		
<i>Re-recorded to update Exhibit A</i>	20220009736		
Articles and Bylaws	Document Number	Volume	Page
Bylaws of Weston Oaks Homeowners Association, Inc.	20110050909	14895	2260
Notice of Dedicatory Instruments for Weston Oaks Homeowners Association, Inc. First Amendment to the Bylaws of Weston Oaks Homeowners Association, Inc.	20250052078		
Policies, Rules, Resolutions, and Guidelines	Document Number	Volume	Page
Policies Adopted by Weston Oaks Homeowners Association, Inc. on December 28, 2011 1. Payment Plan Policy 2. Records Production and Copying Policy 3. Document Retention Policy	20120030498	15360	170
Property Owners Association Management Certificate for Weston Oaks Homeowners Association, Inc. with attached: Weston Oaks Homeowners Association, Inc. Billing Policy and Payment Plan Guidelines; Uncurable Violation Enforcement Resolution for the Weston Oaks Homeowners Association, Inc.; Standby Electric Generators Guidelines for the Weston Oaks Homeowners Association, Inc.; Electronic and Telephonic Action Policy for the Weston Oaks Homeowners Association, Inc.; Conflict of Interest Policy for the Weston Oaks Homeowners Association, Inc.;	20180233491		

Violation Enforcement Resolution for the Weston Oaks Homeowners Association, Inc.;			
Violation Schedule for the Weston Oaks Homeowners Association, Inc.;			
Drought-Resistant Landscaping and Natural Turf Guidelines for Weston Oaks Homeowners Association, Inc.;			
Flag Display Guidelines for the Weston Oaks Homeowners Association, Inc.;			
Rainwater Collection Devices Guidelines for the Weston Oaks Homeowners Association, Inc.;			
Roofing Material Guidelines for the Weston Oaks Homeowners Association, Inc.;			
Solar Energy Device Guidelines for the Weston Oaks Homeowners Association, Inc.;			
Religious Item Display Guidelines for the Weston Oaks Homeowners Association, Inc.;			
E-Mail Registration Policy for the Weston Oaks Homeowners Association, Inc.; and			
Membership Voting Policy for the Weston Oaks Homeowners Association, Inc.			
Property Owners Association 1 st Amended Management Certificate for Weston Oaks Homeowners Association, Inc. with attached:	20190042150		
Pool Rules			
Property Owners Association 2 nd Amended Management Certificate for Weston Oaks Homeowners Association, Inc. with attached:	20190106485		
Fining and Enforcement Policy for Weston Oaks Homeowners Association, Inc.			
Affidavit for Filing Dedicatory Instruments with attached:	20250089341		
Violation Enforcement Resolution for Weston Oaks Homeowners Association, Inc.;			
Violation Enforcement Procedure and Schedule for Weston Oaks Homeowners Association, Inc.;			
Self-Help and Forced Maintenance Enforcement Resolution for Weston Oaks Homeowners Association, Inc.; and			
Self-Help and Forced Maintenance Procedure for Weston Oaks Homeowners Association, Inc.			

5. Association Fees Relating to Property Transfer:

Resale Certificate Fee	\$225.00 (Optional, only if one is ordered)
Transfer Fee Due at Time of Closing	\$225.00

Additional Fees:

Community Enhancement Fee	0.15% of the Sales Price (collected from both the Buyer and the Seller)
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6. Mailing Address for the Association:

Weston Oaks Homeowners Association, Inc.
14603 Huebner Road, Building 40
San Antonio, Texas 78230

7. Association Management or Representative and Contact Information:

Diamond Association Management and Consulting
14603 Huebner Road, Building 40
San Antonio, Texas 78230
Phone: 210-561-0606
Email: resales@damctx.com

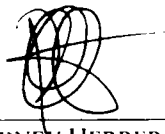
8. Association Website:

www.WestonOaksHOA.com

Executed on this 22 day of September, 2025.

WESTON OAKS HOMEOWNERS ASSOCIATION,
INC.

By:

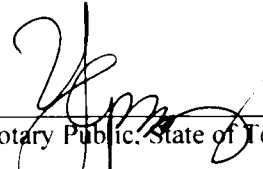


RODNEY HERRERA, Managing Agent
Diamond Association Management
And Consulting

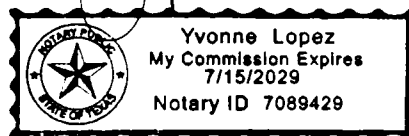
STATE OF TEXAS §
 §
COUNTY OF BEXAR §

BEFORE ME, the undersigned notary public, on this 22nd day of September, 2025, personally appeared RODNEY HERRERA, Managing Agent of Diamond Association Management and Consulting, the Property Manager of WESTON OAKS HOMEOWNERS ASSOCIATION, INC., 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.

AFTER RECORDING, RETURN TO:
Michael B. Thurman
Thurman & Phillips, P.C.
4093 De Zavala Road
Shavano Park, Texas 78249
Phone: 210-341-2020



Notary Public, State of Texas



File Information

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

Document Number: 20250176183
Recorded Date: September 23, 2025
Recorded Time: 9:35 AM
Total Pages: 6
Total Fees: \$41.00

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

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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: 9/23/2025 9:35 AM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk