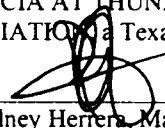


## MANAGEMENT CERTIFICATE FOR ESTANCIA AT THUNDER VALLEY PROPERTY OWNERS ASSOCIATION

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

1. Name of subdivision: Estancia at Thunder Valley
2. Name of the association: Estancia at Thunder Valley Property Owners Association
3. Mailing address: 14603 Huebner Road, Bldg. 40  
San Antonio, TX 78230
4. Subdivision plat information: Volume 5, Pages 20-26, amended by Volume 5, Pages 103-110, replatted by Volume 5, Pages 111-112, amended by Volume 5, Pages 148-149, revised by Volume 5, Pages 266-268, amended by Volume 7, Pages 391-392, Records of Deeds and Plats of Kendall County, Texas  
  
Phase II: Volume 6, Pages 134-137, amended by Volume 6, Pages 321-322, amended by Volume 7, Pages 87-88, amended by Volume 7, Pages 363-364, Records of Deeds and Plats of Kendall County, Texas
5. Declaration information: Master Declaration of Covenants, Conditions, and Restrictions, executed to be effective on December 9, 2005, recorded in Volume 963 Page 866, et seq., Official Public Records of Kendall County, Texas, as amended by Amended and Restated Declaration of Covenants, Conditions, and Restrictions, executed to be effective on May 19, 2010, recorded in Volume 1213, Page 367, et seq., Official Public Records of Kendall County, Texas, as further amended by Amendment to Amended and Restated Declaration of Covenants, Conditions, and Restrictions of Estancia at Thunder Valley, executed to be effective on December 23, 2019, recorded in Volume 1733, Page 911, et seq., Official Public Records of Kendall County, Texas
6. Association management or representative: Diamond Association Management & Consulting  
14603 Huebner Road, Bldg. 40  
San Antonio, TX 78230  
Telephone: (210) 561-0606  
E-mail: resales@damctx.com
7. Website address: estanciaboernehoa.com
8. Property transfer fees: Property transfer fee: \$175.00  
Resale fee: \$175.00 optional

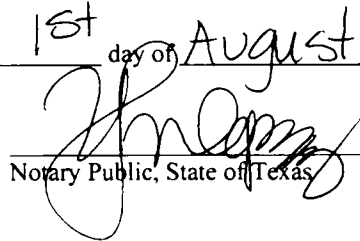
ESTANCIA AT THUNDER VALLEY PROPERTY OWNERS  
ASSOCIATION, a Texas non-profit corporation

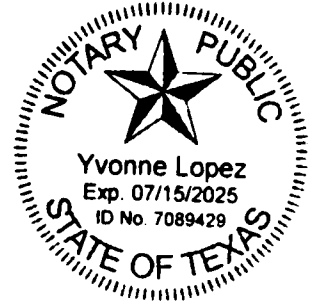
  
By: Rodney Herrera, Managing Agent

STATE OF TEXAS           §  
                                     §  
COUNTY OF BEXAR       §

Before me, the undersigned notary public, on this day personally appeared Rodney Herrera, Managing Agent of Estancia at Thunder Valley Property Owners Association 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 1<sup>st</sup> day of August, 2023.

  
\_\_\_\_\_  
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  
08888.0001.2461159

**Kendall County  
Denise Maxwell  
Kendall County  
Clerk**

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**Instrument Number:** 382222

eRecording - Real Property

CERTIFICATE

Recorded On: August 02, 2023 08:26 AM

Number of Pages: 3

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**" Examined and Charged as Follows: "**

Total Recording: \$30.00

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

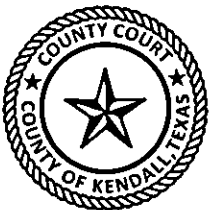
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY  
because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 382222  
Receipt Number: 20230802000002  
Recorded Date/Time: August 02, 2023 08:26 AM  
User: Christine M  
Station: CCLERK02

**Record and Return To:**

Corporation Service Company



**STATE OF TEXAS  
COUNTY OF**

**I hereby certify that this Instrument was FILED In the File Number sequence on the date/time  
printed hereon, and was duly RECORDED in the Official Records of Kendall County, Texas.**

Denise Maxwell  
Kendall County Clerk  
Kendall County, TX

*Denise Maxwell*