

PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
for
THE VINEYARD AT GRUENE PROPERTY OWNER'S ASSOCIATION

THE STATE OF TEXAS §
 §
 COUNTY OF COMAL §

The undersigned, being the President and Managing Agent for Diamond Association Management and Consulting, the property manager for The Vineyard at Gruene Property Owner's Association, 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: The Vineyard at Gruene
2. Name of Association: The Vineyard at Gruene Property Owner's Association
3. Recording Data for the Subdivision: Deed and Plat Records of Comal County, Texas

Subdivision Name	Document Number
Plat – The Vineyard at Gruene Phase I	201006007319
Corrected Plat – The Vineyard at Gruene Phase I	201006021622
Plat – The Vineyard at Gruene, Phase II	201006027209

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 Comal County, Texas

Covenants, Conditions, and Restrictions	Document Number
Adoption of Declarations The Vineyard at Gruene, Phase II, Lots 5-11, Block 5, Comal County, Texas	201106026787
The Vineyard at Gruene Property Owner's Association Adoption of Declaration and Membership in a Homeowners Association [Lot 25, Block 1]	201806007638
Affidavit in Compliance with Tex. Prop. Code § 202.006 with attached: First Amended and Restated Declaration of Covenants, Conditions, and Restrictions for The Vineyard at Gruene, Phase II, Comal County, Texas	202006027741
Articles and Bylaws	Document Number
Affidavit in Compliance with Section 202.006 of the Texas Property Code, with attached: Restated Certificate of Formation of The Vineyard at Gruene Property Owner's Association	201806026176

Bylaws of The Vineyard at Gruene Property Owner's Association, a Nonprofit Corporation	
Policies, Rules, Resolutions, and Guidelines	Document Number
Affidavit in Compliance with Section 202.006 of the Texas Property Code, with attached: The Vineyard at Gruene Property Owner's Association Statement of Policies [includes: Collection and Payment Policy, Records Retention and Destruction Policy, Records Production and Copying Policy, Flag Display Policy, and Xeriscape Policy]; Resolution The Vineyard at Gruene Property Owner's Association Setting the Annual Maintenance Assessments; and Resolution The Vineyard at Gruene Property Owner's Association Setting Resale and Transfer Fees	201806026176
Affidavit in Compliance with Section 202.006 of the Texas Property Code, with attached: The Vineyard at Gruene Property Owner's Association Fine Policy	202006031143

5. Association Fees Relating to Property Transfer:

Resale Certificate Fee \$175.00
Transfer Fee Due at Time of Closing \$175.00

6. Mailing Address for the Association:

The Vineyard at Gruene Property Owner's Association
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
210-561-0606 Phone
210-690-1125 Fax
resales@dametx.com


8. Association Website:
www.gruenevineyard.com

[Signature page follows]

Executed on this 12 day of November, 2021.

THE VINEYARD AT GRUENE PROPERTY OWNER'S
ASSOCIATION

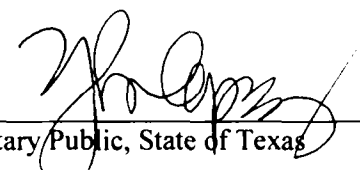
By:



RODNEY HERRERA, President and
Managing Agent, Diamond Association
Management and Consulting

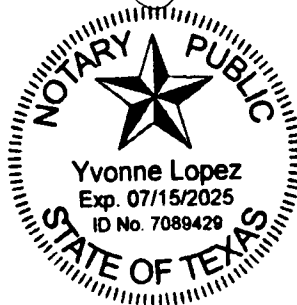
STATE OF TEXAS §
 §
COUNTY OF BEXAR §

BEFORE ME, the undersigned notary public, on this 12 day of November 2021, personally appeared RODNEY HERRERA, President and Managing Agent of Diamond Association Management and Consulting on behalf of THE VINEYARD AT GRUENE PROPERTY OWNER'S ASSOCIATION, 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.



Notary Public, State of Texas

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



Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
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