

PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE
for
STONE OAK PROPERTY OWNERS ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
 COUNTY OF BEXAR §

The undersigned, being the Manager of The Management Company of Stone Oak, LLC, the property manager for Stone Oak Property Owners 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: Stone Oak Planned Community
2. Name of Association: Stone Oak Property Owners Association, Inc.
3. Recording Data for the Subdivision: Deed and Plat Records of Bexar County, Texas

Subdivision Name / Unit Number	Document Number	Volume	Page
Second Amended and Restated Master Plan for Stone Oak	20050190573	11591	374

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
Second Amended and Restated Master Plan of Stone Oak	20050190573	11591	374
First Amendment to the Second Amended and Restated Stone Oak Master Plan	20050276043	11789	769
Second Amendment to the Second Amended and Restated Stone Oak Master Plan	20060165133	12251	1414
Third Amendment to the Second Amended and Restated Stone Oak Master Plan	20080011095	13310	1084
Fourth Amendment to the Second Amended and Restated Stone Oak Master Plan	20080011096	13310	1092
Articles and Bylaws	Document Number	Volume	Page
Affidavit in Compliance with TEX. PROP. CODE § 202.006 with attached: (1) Articles of Amendment of Stone Oak Property Owners Association, Inc.; and (2) First Amended By-Laws of Stone Oak Property Owners Association, Inc.	20080008784	13305	1537

Affidavit in Compliance with TEX. PROP. CODE § 202.006 with attached: Second Amended Bylaws of Stone Oak Property Owners Association, Inc.	20150068605	17194	1308
Affidavit in Compliance with TEX. PROP. CODE § 202.006 with attached: Stone Oak Property Owners Association, Inc. Resolution Adopting First Amendment to the Second Amended Bylaws	20210055079		
Policies, Rules, Resolutions, and Guidelines	Document Number	Volume	Page
Rules for Installation of Satellite Dishes and Antennas	2000-0149828	8554	211
Affidavit in Compliance with TEX. PROP. CODE § 202.006 with attached: Unanimous Consent of The Stone Oak Project Planning Committee and the Directors of Stone Oak Property Owners Association, Inc. (for Violations and Penalties)	20060112864	12121	1707
Affidavit in Compliance with TEX. PROP. CODE § 202.006 with attached: Unanimous Consent of the Board of Directors of Stone Oak Property Owners Association, Inc. for Adoption of Policies Affecting Change in Land Use and Sidewalk Construction	20080157757	13602	1099
Affidavit in Compliance with TEX. PROP. CODE § 202.006 with attached: Resolution of the Board of Directors of Stone Oak Property Owners Association, Inc. for Adoption of Policies Affecting Architectural Review Procedures and Submissions	20090013915	13834	1277
Affidavit in Compliance with TEX. PROP. CODE § 202.006 with attached: Resolution of the Board of Directors of Stone Oak Property Owners Association, Inc. for Adoption of Policy for the Appointment of Directors to The Management Company at Stone Oak-Sonterra, Inc.	20090057134	13921	1574
Affidavit in Compliance with TEX. PROP. CODE § 202.006 with attached: Restated Collection & Payment Plan Policy Records Production and Copying Policy Solar Energy Devices Policy Display of Certain Religious Items Policy Flag Display Policy Bandit Sign Policy for Removal	20110202035	15220	854
Affidavit in Compliance with TEX. PROP. CODE § 202.006 with attached: Policy for Open Board Meetings	20120190767	15720	538
Affidavit in Compliance with TEX. PROP. CODE § 202.006 with attached: E-mail Registration Policy	20120019123	15336	2333

Affidavit in Compliance with TEX. PROP. CODE § 202.006 with attached: Records Retention and Destruction Policy	20130197922	16351	275
Affidavit in Compliance with TEX. PROP. CODE § 202.006 with attached: Rainwater Recovery Systems Policy	20130214834	16388	1094
Affidavit in Compliance with TEX. PROP. CODE § 202.006 with attached: Nominating Committee Selection Policy for Board of Directors; and First Amended Flag Display Policy	20130249708	16466	1275
Affidavit in Compliance with TEX. PROP. CODE § 202.006 with attached: Stone Oak Property Owners Association, Inc. First Amended Nominating Committee Selection Policy for Board of Directors; and Garbage Removal Policy	20140223178	17025	2302
Affidavit in Compliance with TEX. PROP. CODE § 202.006 with attached: Stone Oak Property Owners Association, Inc. Confidentiality Policy Whistleblower Protection Policy	20160174654	18070	2491
Affidavit in Compliance with TEX. PROP. CODE § 202.006 with attached: Stone Oak Property Owners Association, Inc. Conflict of Interest Policy	20160197666	18131	199
Affidavit in Compliance with TEX. PROP. CODE § 202.006 with attached: Stone Oak Property Owners Association, Inc. Designation of Commercial/Multi-Family Board Member Policy	20190050931		
Affidavit in Compliance with TEX. PROP. CODE § 202.006 with attached: Stone Oak Property Owners Association, Inc. Resolution Adopting Policies: Collection and Payment Plan Policy, Board Hearing Policy, Religious Display Policy, Security Measures Policy, Association Contracts and Solicitation of Bids Policy; and Resolution Adopting: First Amended and Restated Credit Balance Policy	20210245362		
Affidavit in Compliance with TEX. PROP. CODE § 202.006 with attached: Stone Oak Property Owners Association, Inc. Resolution Adopting Confidential Policies: Confidentiality Policy, in form attached as Exhibit "A" Architectural Review Committee Confidentiality Policy, in form attached as Exhibit "B"	20220144564		
Affidavit in Compliance with TEX. PROP. CODE § 202.006 with attached: Stone Oak Property Owners Association, Inc. Resolution Adopting Amended and Restated Common Areas Assessment Policy	20220281960		

Affidavit in Compliance with TEX. PROP. CODE § 202.006 with attached: Stone Oak Property Owners Association, Inc. Resolution Adopting Collection and Payment Plan Policy	20230162522		
Affidavit in Compliance with TEX. PROP. CODE § 202.006 with attached: Stone Oak Property Owners Association, Inc. Resolution Adopting Fine Policy	20230211293		
Affidavit in Compliance with TEX. PROP. CODE § 202.006 with attached: Stone Oak Property Owners Association, Inc. Resolution Adopting Xeriscape Design Policy	20230234134		
Affidavit in Compliance with TEX. PROP. CODE § 202.006 with attached: Stone Oak Property Owners Association, Inc. Resolution Adopting Restated Sign Policy	20240112018		

5. Association Fees Relating to Property Transfer:Resale Certificate Fees:

- A. Arrowhead Subdivision (Optional):
\$150.00 fee (\$125.00 payable to Stone Oak and \$25.00 payable to Homewise)
- B. All other Resale Certificates:
\$125.00 fee (\$100.00 payable to Stone Oak and \$25.00 payable to Homewise)

Transfer Fee Due at Time of Closing: \$125.00Processing Fee: \$40.00 (to Management Company of Stone Oak, LLC)6. Mailing Address for the Association:

Stone Oak Property Owners Association, Inc.
19230 Stone Oak Parkway, Suite 315
San Antonio, Texas 78258

7. Association Management or Representative and Contact Information:

The Management Company of Stone Oak, LLC
19230 Stone Oak Parkway, Suite 315
San Antonio, Texas 78258
210-858-8508 Phone
mlorente@stoneoakpoa.com

8. Association Website:
www.StoneOakPOA.com

Executed on this 2 day of October 2024.

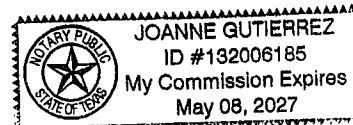
STONE OAK PROPERTY OWNERS
ASSOCIATION, INC.

By: Meg Lorente
MEG LORENTE, Manager of The
Management Company of Stone Oak,
LLC, Managing Agent

STATE OF TEXAS §
 §
COUNTY OF BEXAR §

BEFORE ME, the undersigned notary public, on this 2 day of October 2024, personally appeared MEG LORENTE, Manager of The Management Company of Stone Oak, LLC, the property manager of STONE OAK PROPERTY OWNERS 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.

Joanne S. Gutierrez
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

File Information

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

Document Number: 20240181374
Recorded Date: October 02, 2024
Recorded Time: 1:38 PM
Total Pages: 6
Total Fees: \$41.00

**** 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: 10/2/2024 1:38 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk