

**MANAGEMENT CERTIFICATE
OF**

Walnut Bend Homeowners Association, Inc..

Recorded, but not reviewed or
prepared by:
Steptoe & Johnson, PLLC
711 Broadway, Suite 220
San Antonio, Texas 78215

The undersigned, being an officer of Walnut Bend Homeowners Association, Inc., a Texas nonprofit corporation (the "Association"), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Walnut Bend.
2. The name of the Association: Walnut Bend Homeowners Association, Inc.
3. The recording data for the subdivision: All that certain real property situated in GUADALUPE County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Walnut Bend, recorded under Document No. 202199007130; Amended DCCR - 202199042420, Official Public Records of GUADALUPE County, Texas, as the same may be amended from time to time (the "Declaration").
4. The recording data for the Declaration and any amendments to the Declaration: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the Association: Walnut Bend Homeowners Association, Inc., c/o Alamo Management Company, Attn: Ryann McClure, 2611 North Loop 1604 West, Suite 100, San Antonio, Texas 78258.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	Walnut Bend Homeowners Association, Inc.. c/o Alamo Management Company
Mailing Address:	2611 North Loop 1604 West, Suite 100 San Antonio, Texas 78258
Attn.:	Ryann McClure
Telephone Number:	(210) 485-4088
Email Address:	rmclclure@alamomg.com

7. Website to access the Association's dedicatory instruments:

www.amghoa.com

8. Amount and description of fees related to property transfer in the subdivision: The Association fees are in the following amounts:

Working Capital Assessment - \$0
Resale Transfer Fee - \$250.00
Resale Certificate Fee - \$250.00
Resale Certificate Fee 2-day Rush - \$450.00 (\$200 Rush Fee for 2 Business Days)
Resale Certificate Fee 5-day Rush - \$350.00 (\$100 Rush Fee for 5 Business Days)
Resale Certificate Update - \$75.00

The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

[SIGNATURE PAGE FOLLOWS]

EXECUTED to be effective on the date this instrument is Recorded.

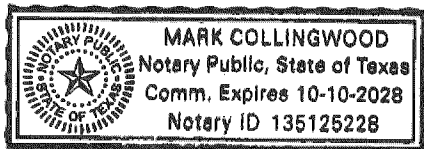
Walnut Bend Homeowners Association, Inc.,
a Texas nonprofit corporation

By: Ryann McClure
Name: Ryann McClure
Title: Managing Agent

STATE OF TEXAS §
 §
COUNTY OF GUADALUPE §

This instrument was acknowledged before me on the 15 day of October, 2025, by Ryann McClure, as Managing Agent of Walnut Bend Homeowners Association, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

[SEAL]



[Signature]
Notary Public Signature

AFTER RECORDING RETURN TO:

Ryann McClure
Senior Vice President of Community Management
AMG – Association Management
2611 N. Loop 1604 W. Ste. 100
San Antonio, TX, 78258

ATTACHMENT 1

1. Declaration of Covenants, Conditions and Restrictions for Walnut Bend, recorded as Document No. 202199007130; Amended DCCR - 202199042420, Official Public Records of GUADALUPE County, Texas.
2. Walnut Bend Community Manual, recorded as Document No. N/A, Official Public Records of GUADALUPE County, Texas.
3. Walnut Bend Adoption of Working Capital Assessment, recorded as Document No. N/A, Official Public Records of GUADALUPE County, Texas.
4. Walnut Bend Notice of Plat Recordation, recorded as Document No. 202199007129, Official Public Records of GUADALUPE County, Texas.
- 1.

202599027596

I certify this instrument was ELECTRONICALLY FILED
and RECORDED in the OFFICIAL PUBLIC RECORDS
of Guadalupe County, Texas on
10/31/2025 03:36:49 PM PAGES: 4 LEAH
TERESA KIEL, COUNTY CLERK



Teresa Kiel