

**MANAGEMENT CERTIFICATE FOR
BALCONES CREEK RESIDENTIAL COMMUNITY, INC.**

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

1. Name of subdivision: Balcones Creek
2. Name of the association: Balcones Creek Residential Community, Inc.
3. Mailing address: 14603 Huebner Road, Building 40
San Antonio, TX 78230
4. Subdivision plat information: Unit 1: Volume 9659, Pages 19-23, as replatted by Volume 9678, Pages 86-88, as further replatted by Volume 9725, Pages 109-110;
Unit 1A: Volume 9652, Pages 5-9;
Unit 1B: Volume 9675, Pages 90-91;
Unit 2: Volume 9668, Pages 202-205;
Unit 2B: Volume 20001, Pages 673-675;
Unit 2A: Volume 9691, Pages 21-22;
Unit 3: Volume 9684, Page 148;
Unit 4: Volume 9659, Pages 15-16;
Unit 5: Volume 9674, Pages 117-119, as amended by Volume 9725, Pages 109-110;
Unit 6: Volume 9700, Pages 92-94;
Unit 7: Volume 9689, Pages 125-126;
Unit 7A: Volume 9718, Page 83;
Unit 8: Volume 20001, Pages 539-541;
Unit 9: Volume 20001, Pages 409-410;
Unit 10: Volume 20002, Page 1780; and,
Holman Acres Enclave: Volume 20002, Pages 1780-1782; Official Deed and Plat Records of Bexar County, Texas
5. Declaration information: Master: Balcones Creek Master Covenant, executed to be effective on March 21, 2013, recorded in Volume 16007, Page 1569, et seq., Official Public Records of Bexar County, Texas, as amended by Balcones Creek First Amendment to Master Covenant, executed on March 27, 2017, recorded in Volume 18492, Page 584, et seq., Official Public Records of Bexar County, Texas, as further amended by Balcones Creek Amended and Restated Adoption of Working Capital Assessment, executed to be effective on March 27, 2017, recorded in Volume 18492, Page 1917, et seq., Official Public Records of Bexar County, Texas

Unit 1: Balcones Creek Notice of Applicability, (Balcones Creek Unit 1), executed on October 28, 2014, recorded in Volume 16933, Page 1265, et seq., Official Public Records of Bexar County, Texas, as amended by Balcones Creek Development Area Declaration, (Balcones Creek Unit 1), executed on October 28, 2014, recorded in Volume 16939, Page 101, et seq., Official Public Records of Bexar County, as further amended by Balcones Creek [Unit1] Notice of Service Area, executed on November 4, 2014, recorded in Volume 16944, Page 2434, et seq., Official Public Records of Bexar County, Texas

Unit 1A: Balcones Creek Notice of Applicability, (Unit 1A Enclave), executed on December 31, 2012, recorded in Volume 16018, Page 1973, et seq., Official Public Records of Bexar County, Texas, as amended by Balcones Creek Development Area Declaration (Balcones Creek Unit 1A), executed on December 31, 2012, recorded in Volume 16019, Page 540, et seq., Official Public Records of Bexar County, Texas

Unit 1B: Balcones Creek Notice of Applicability of Master Covenant and Development Area Declaration (Adding Unit 1B), executed on October 28, 2014, recorded in Volume 16935, Page 1622, et seq., Official Public Records of Bexar County, Texas

Unit 2: Balcones Creek Notice of Applicability (Unit 2), executed on June 16, 2014, recorded in Volume 16724, Page 1375, et seq., Official Public Records of Bexar County, Texas, as amended by Balcones Creek Development Area Declaration (Balcones Creek Unit 2), executed on June 16, 2014, recorded in Volume 16724, Page 1771, et seq., Official Public Records of Bexar County, Texas

Unit 2A: Balcones Creek Notice of Applicability of Master Covenant and Development Area Declaration (Adding Unit 2A), executed on November 9, 2015, recorded in Volume 17549, Page 222, et seq., as corrected by Non-Material Correction Instrument, recorded on December 18, 2015, recorded in Volume 17610, Page 703, et seq., Official Public Records of Bexar County, Texas

Unit 2B: Balcones Creek Notice of Applicability of Master Covenant and Development Area Declaration (Adding Unit 2B), executed to be effective on March 1, 2019, recorded in Document Number 20190038294, Official Public Records of Bexar County, Texas

Unit 3: Balcones Creek Notice of Applicability of Master Covenant and Development Area Declaration (Adding Unit 3), executed on August 31, 2015, recorded in Volume 17434, Page 1030, et seq., Official Public Records of Bexar County, Texas

Unit 4: Balcones Creek Notice of Applicability (Unit 4), executed on September 27, 2013, recorded in Volume 16362, Page 1851, et seq., Official Public Records of Bexar County, Texas, as amended by Balcones Creek Development Area Declaration (Unit 4), executed on September 27, 2013, recorded in Volume 16363, Page 888, et seq., Official Public Records of Bexar County, Texas

Unit 5: Balcones Creek Notice of Applicability of Master Covenant and Development Area Declaration (Adding Unit 5), executed on October 28, 2014, recorded in Volume 16939, Page 807, et seq., Official Public Records of Bexar County, Texas, as amended by Balcones Creek Notice of Applicability of Master Covenant and Development Area Declaration (Adding Unit 5), executed on August 14, 2015, recorded in Volume 17410, Page 535, et seq., Official Public Records of Bexar County, Texas

Unit 6: Balcones Creek Notice of Applicability of Master Covenant and Development Area Declaration, (Unit 6), executed to be effective on June 15, 2016, recorded in Volume 17923, Page 826, et seq., Official Public Records of Bexar County, Texas, as corrected by Non-Material Correction Instrument, recorded on July 8, 2016, recorded in Volume 17958, Page 2326, et seq., Official Public Records of Bexar County, Texas, as further corrected by Non-Material Correction Instrument, recorded on July 8, 2016, recorded in Volume 17958, Page 2329, et seq., Official Public Records of Bexar County, Texas

Unit 7: Balcones Creek Notice of Applicability of Master Covenant and Development Area Declaration (Adding Unit 7), executed to be effective on August 8, 2016, recorded in Volume 18016, Page 452, et seq., Official Public Records of Bexar County, Texas, as amended by Partial Assignment of Declarant's Rights Balcones Creek (Unit 7), executed to be effective on August 8, 2016, recorded in Volume 18016, Page 458, et seq., Official Public Records of Bexar County, Texas

Unit 7A: Balcones Creek Notice of Applicability of Master Covenant and Development Area Declaration (Adding Unit 7A), executed on

October 15, 2019, recorded in Document Number 20190209830, Official Public Records of Bexar County, Texas

Unit 8: Balcones Creek Notice of Applicability of Master Covenant and Development Area Declaration (Adding Unit 8), executed to be effective on December 3, 2018, recorded in Document Number 20180241594, Official Public Records of Bexar County, Texas

Unit 9: Balcones Creek Notice of Applicability of Master Covenant and Development Area Declaration (Unit 9), executed to be effective on October 1, 2018, recorded in Document Number 20180194832, Official Public Records of Bexar County, Texas

Unit 10: Balcones Creek Notice of Applicability of Master Covenant and Development Area Declaration [Adding Unit 10], executed on May 2, 2022, recorded in Document Number 20220110672, Official Public Records of Bexar County, Texas

Holman Acres: Balcones Creek Notice of Addition to Master Covenant, recorded on January 27, 2020, recorded in Document Number 20200017206, Official Public Records of Bexar County, Texas

6. Association management or representative:

Diamond Association Management & Consulting
14603 Huebner Road, Building 40
San Antonio, TX 78230
Telephone: (210) 561-0606
Email: resales@damctx.com

7. Website address:

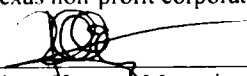
www.balconescreekboerne.com

8. Property fees:

Transfer fee: \$175.00
Working capital: \$500.00
Garden homes:

- Quarterly yard maintenance fee: \$379.96
- Quarterly security fee: \$77.79

BALCONES CREEK RESIDENTIAL COMMUNITY, INC.,
a Texas non-profit corporation



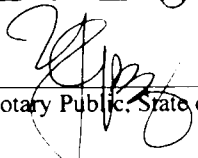
Rodney Herrera, Managing Agent

STATE OF TEXAS §

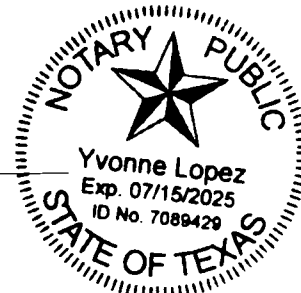
COUNTY OF BEXAR §

Before me, the undersigned notary public, on this day personally appeared Rodney Herrera, Managing Agent of Balcones Creek Residential Community, Inc., known to me or proved to me by presentation to me of a governmentally-issued identification card to be one of the persons 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 27th day of August, 2024.



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

6146.0001.2610487.ia

File Information

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

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Recorded Date: August 28, 2024
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Total Fees: \$33.00

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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: 8/28/2024 11:06 AM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk