

**MANAGEMENT CERTIFICATE FOR
N.B. AVERY PARK HOMEOWNERS ASSOCIATION, INC.**

In accordance with the Texas Property Code Section 209.004, the Texas Residential Property Owners Protection Act (the "Act"), this Management Certificate of N.B. Avery Park Homeowners Association, Inc. shall be recorded in each county in which any portion of the residential subdivision is located – Guadalupe County, Texas. This Management Certificate hereby declares that:

- (1) The name of the subdivision is Avery Park (the "Subdivision");
- (2) The name of the association is N.B. Avery Park Homeowners Association, Inc. (the "Association");

(3) **Recording data for the Subdivision.**

The Recording data in the Plat Records of Guadalupe County, Texas are as follows:

Unit 1: Vol. 7, Pages 220-222
 Unit 2: Vol. 7, Pages 267-269
 Unit 3: Vol. 7, Pages 515-5156
 Unit 4: Vol. 7, Pages 621-622
 Unit 5: Vol. 7, Pages 237-238
 Unit 7: Vol. 7, Pages 81-82
 Unit 8: Vol. 7, Pages 233-236

(4) **Recording data for the Declarations and any Amendments to the Declaration.**

The recording data in the Real Property of Records of Guadalupe County, Texas are as follows:

Document Name	Clerk File Number
Declaration of Covenants, Conditions, and Restrictions for Avery Park (Units 1, 2, & 5)	Vol. 2431, Page 0417
First Amendment to Declaration of Covenants, Conditions, and Restrictions for Avery Park	Vol. 2440, Page 0653
Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Avery Park (Units 1, 2, 5, and 8)	Doc#: 07-15469
Declaration of Use Restrictions for Avery Park (Unit 3)	Vol. 2693, Page 0519
Declaration of Use Restrictions for Avery Park (Unit 7)	Vol. 4036, Page 0393

Declaration of Use Restrictions for Avery Park (Unit 8)	Vol. 2435, Page 0289
Certificate of Annexation to Declaration of Covenants, Conditions, and Restrictions for Avery Park (Unit 3)	Vol. 2693, Page 0517
Certificate of Annexation to Declaration of Covenants, Conditions, and Restrictions for Avery Park (Unit 4)	Vol. 2880, Page 0031
Certificate of Annexation to Declaration of Covenants, Conditions, and Restrictions for Avery Park (Unit 6)	Vol. 3020, Page 0948
Certificate of Annexation to Declaration of Covenants, Conditions, and Restrictions for Avery Park (Unit 8)	Vol. 2435, Page 0287
Notice of Annexation to Declaration of Covenants, Conditions, and Restrictions Avery Park (Unit 7)	Vol. 4033, Page 480

(5) The name and mailing address for the Association is: ALAMO ASSOCIATION MANAGEMENT, LLC DBA ALAMO MANAGEMENT GROUP, c/o SPENCER POWELL located at 2611 N. Loop 1604 W., Suite 100, San Antonio, TX 78258;

(6) The name, mailing address, telephone number, and email address of the person managing the Association is ALAMO ASSOCIATION MANAGEMENT, LLC DBA ALAMO MANAGEMENT GROUP, c/o SPENCER POWELL located at 2611 N. Loop 1604 W., Suite 100, San Antonio, TX 78258 (210) 485-4088, info@alamomg.com;

(7) The website address where the Association's dedicatory instruments are available in accordance with Section 207.006 of the Act is: www.amghoa.com

(8) The fees charged by the Association relating to a property transfer in the Subdivision are: Resale Transfer Fee: \$250

(9) Prospective purchasers and current members are advised to independently examine the subdivision's declarations, bylaws, articles of incorporation and all other governing documents of the Association as may be created, amended or modified, from time to time.

(SIGNATURE PAGE TO FOLLOW)

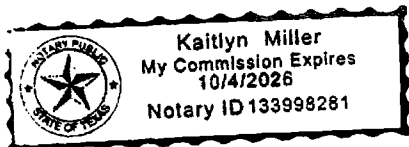
**N.B. AVERY PARK HOMEOWNERS ASSOCIATION,
INC.**

**BY ALAMO ASSOCIATION MANAGEMENT, LLC
DBA ALAMO MANAGEMENT GROUP,
Its Managing Agent**

By: *David Mercado*
**DAVID MERCADO, as Managing Agent
Representative of
ALAMO ASSOCIATION MANAGEMENT, LLC
DBA ALAMO MANAGEMENT GROUP**

STATE OF TEXAS §
 §
COUNTY OF BEXAR §

SUBSCRIBED AND SWORN TO BEFORE ME by N.B. AVERY PARK HOMEOWNERS ASSOCIATION, INC. by ALAMO ASSOCIATION MANAGEMENT, LLC DBA ALAMO MANAGEMENT GROUP, Its Managing Agent Representative by DAVID MERCADO, Manager of ALAMO ASSOCIATION MANAGEMENT, LLC DBA ALAMO MANAGEMENT GROUP, on this the on this the 19 day of June, 2023.



Kaitlyn Miller
Notary Public, State of Texas

FILED and RECORDED in the OFFICIAL PUBLIC RECORDS

Honorable Teresa Kiel, Guadalupe County Clerk

Document Number: 202399015239
Recorded On: June 20, 2023 08:03 AM
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Discriminatory restrictive covenants based on race, color, religion contradict the 14th Amendment's Equal Protection Clause and are therefore unenforceable under federal law. Supreme Court Decision Shelly v. Kraemer 1948.

**THIS PAGE CONTAINS IMPORTANT RECORDING INFORMATION
AND SHALL REMAIN A PART OF THIS INSTRUMENT.**

Receipt Number: 20230620000004
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Station: Production 1

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**STATE OF TEXAS
GUADALUPE COUNTY**

I hereby certify this instrument was ELECTRONICALLY FILED and RECORDED in the OFFICIAL PUBLIC RECORDS of Guadalupe County, Texas on the date/time printed above.



Teresa Kiel
Teresa Kiel
Guadalupe County Clerk
Guadalupe County, TX