

**MANAGEMENT CERTIFICATE FOR  
SAN ANTONIO WATERFORD PARK HOMEOWNERS ASSOCIATION, INC.**

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

1. Name of subdivision: Waterford Park
2. Name of the association: San Antonio Waterford Park Homeowners Association, Inc.
3. Mailing address: P.O. Box 803555  
Dallas, TX 75380
4. Subdivision plat information: Unit 1: Volume 9672, Pages 36-42, amended by Volume 9686 Page 147,  
Unit 1A: Volume 9691, Pages 83-84;  
Unit 2: Volume 9672, Pages 30-32;  
Units 3A & 5A: Volume 9697, Pages 41-42;  
Unit 3B: Volume 9699, Pages 9-10,  
Unit 4: Volume 20001, Pages 948-949,  
Unit 5B: Volume 20001, Page 1448;  
Unit 6: Volume 20001, Page 2049, amended by Volume 20001, Page  
2379;  
Unit 7: Volume 9727, Pages 94-96, amended by Volume 20001, Pages  
1399-1404;  
Unit 8A: Volume 20001, Pages 1562-1563, Deed and Plat Records of  
Bexar County, Texas
5. Declaration information: Units 1 & 2: Declaration of Covenants, Conditions, and Restrictions for  
Waterford Park Subdivision, Bexar County, Texas, executed on August  
7, 2014, recorded in Volume 16810, Page 813, et seq., Official Public  
Records of Bexar County, Texas, as amended by Supplemental  
Declaration of Covenants, Conditions, and Restrictions for Waterford  
Park Subdivision, Unit 1 and Unit 2, Bexar County, Texas, executed on  
August 7, 2014, recorded in Volume 16810, Page 863, et seq., Official  
Public Records of Bexar County, Texas  
  
Units 3A & 5A: Supplemental Declaration of Covenants, Conditions,  
and Restrictions for Waterford Park Subdivision, Unit 3A and 5A, Bexar  
County, Texas, executed on March 29, 2016, recorded in Volume 17770,  
Page 1959, et seq., Official Public Records of Bexar County, Texas, as  
amended by First Amendment to Supplemental Declaration of  
Covenants, Conditions, and Restrictions for Waterford Park Subdivision,  
Unit 3A and 5A, Bexar County, Texas, executed on August 22, 2016,  
recorded in Volume 18046, Page 614, et seq., Official Public Records of  
Bexar County, Texas  
  
Unit 3B: Supplemental Declaration of Covenants, Conditions, and  
Restrictions for Waterford Park Subdivision, Unit 3B, Bexar County,  
Texas, executed on May 3, 2016, recorded in Volume 17834, Page 2244,  
et seq., Official Public Records of Bexar County, Texas  
  
Unit 4: Supplemental Declaration of Covenants, Conditions, and  
Restrictions for Waterford Park Subdivision, Unit 4, Bexar County,  
Texas, executed on April 30, 2019, recorded in Document Number  
20190081381, Official Public Records of Bexar County, Texas  
  
Unit 5B: Supplemental Declaration of Covenants, Conditions, and  
Restrictions for Waterford Park Subdivision, Unit 5B, Bexar County,  
Texas, executed on October 2, 2019, recorded in Document Number  
20190200844, Official Public Records of Bexar County, Texas  
  
Unit 6: Supplemental Declaration of Covenants, Conditions, and  
Restrictions for Waterford Park Subdivision, Unit 6, Bexar County,

Texas, executed on May 13, 2020, recorded in Document Number 20200100452, Official Public Records of Bexar County, Texas

Unit 7: Supplemental Declaration of Covenants, Conditions, and Restrictions for Waterford Park Subdivision, Unit 7, Bexar County, Texas, executed on February 28, 2018, recorded in Document Number 20180038367, Official Public Records of Bexar County, Texas

Unit 8A: Supplemental Declaration of Covenants, Conditions, and Restrictions for Waterford Park Subdivision, Unit 8A, Bexar County, Texas, executed on November 7, 2019, recorded in Document Number 20190228991, Official Public Records of Bexar County, Texas

6. Association management or representative:

RealManage  
P O. Box 803555  
Dallas, TX 75380  
Telephone: (866) 473-2573  
Email: SAWAPA@CiraMail.com


7. Website address:

www.ciranet.com

8. Property fees:

Resale certificate: \$375.00  
Conveyance fee: \$325.00  
CiraNet processing fee: \$59.00

SAN ANTONIO WATERFORD PARK HOMEOWNERS ASSOCIATION, INC., a Texas non-profit corporation

  
By: Cesar Hance, Managing Agent

STATE OF TEXAS       §  
                                  §  
COUNTY OF BEXAR   §



Before me, the undersigned notary public, on this day personally appeared Cesar Hance, Managing Agent of San Antonio Waterford Park Homeowners Association, Inc., known to me or proved to me by presentation to me of a governmentally-issued identification card to be the person 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 5 day of November, 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  
06309 0001 2616508 ia

**File Information**

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

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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: 11/7/2024 2:47 PM



*Lucy Adame-Clark*  
Lucy Adame-Clark  
Bexar County Clerk