

**PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE**  
*for*  
**WYNSTONE ASSOCIATION, INC.**

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THE STATE OF TEXAS       §  
   §  
 COUNTY OF BEXAR         §

The undersigned, being the Managing Agent for Diamond Association Management and Consulting, the property manager for Wynstone 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:                     Wynstone Estates
2.     Name of Association:                     Wynstone Association, Inc.
3.     Recording Data for the Subdivision:     Deed and Plat Records of Bexar County, Texas

Subdivision Name and Unit Number	Volume	Page
Plat – Wynstone Estates	9522	207

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
Corrected and Substituted Declaration of Protective Covenants, Conditions, and Restrictions for Wynstone Estates Subdivision, a Planned Unit Development	2078301	5059	2006
Re-Recorded to correct clerical errors	2081562	5064	919
Bylaws	Document Number	Volume	Page
Bylaws of Wynstone Association, Inc.	2078300	5059	1995
Policies, Rules, Resolutions, and Guidelines	Document Number	Volume	Page
Wynstone Association, Inc. Resolution Adopting Statement of Policies, including: Collection and Payment Plan Policy, Records Retention and Destruction Policy, Records Production and Copying Policy, and Email Registration Policy with attached Promulgated Email Registration Form.	20190214903		

5. Association Fees Relating to Property Transfer:

Resale Certificate Fee	\$175.00 (Optional)
Transfer Fee (Due at Time of Closing)	\$175.00

6. Mailing Address for the Association:

Wynstone Association, Inc.  
14603 Huebner Road, Building 40  
San Antonio, Texas 78230

7. Association Management or Representative and Contact Information:

Diamond Association Management and Consulting  
14603 Huebner Road, Building 40  
San Antonio, Texas 78230  
210-561-0606 Phone  
210-690-1125 Fax  
[resales@damctx.com](mailto:resales@damctx.com)

8. Association Website:

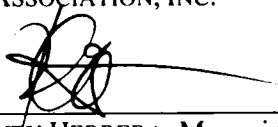
[www.WynstoneAssociation.com](http://www.WynstoneAssociation.com)

[Signature page follows]

Executed on this 29 day of October, 2021.

WYNSTONE ASSOCIATION, INC.

By:


  
\_\_\_\_\_  
RODNEY HERRERA, Managing Agent  
Diamond Association Management  
and Consulting

STATE OF TEXAS

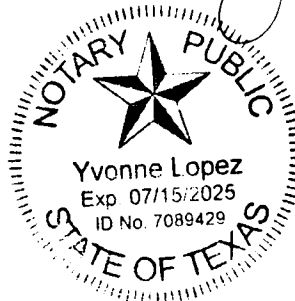
§  
§  
§

COUNTY OF BEXAR

BEFORE ME, the undersigned notary public, on this 29 day of October, 2021, personally appeared RODNEY HERRERA, Managing Agent of Diamond Association Management and Consulting being the Property Manager for WYNSTONE ASSOCIATION, INC., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and in the capacity therein expressed.

  
\_\_\_\_\_  
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:** 20210303767  
**Recorded Date:** October 29, 2021  
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**Total Pages:** 4  
**Total Fees:** \$34.00

**\*\* 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: 10/29/2021 4:20 PM



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