

**MANAGEMENT CERTIFICATE FOR  
BENTLEY MANOR HOMEOWNERS ASSOCIATION**

SCANNED

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

1. Name of subdivision: Bentley Manor
2. Name of the association: Bentley Manor Homeowners Association
3. Mailing address: 14603 Huebner Road, Building 40  
San Antonio, TX 78230
4. Subdivision plat information:
  - Unit 17-A: Volume 9548, Pages 176-177, Official Deed and Plat Records of Bexar County, Texas;
  - Unit 17-E: Volume 9548, Page 179; as amended by Volume 9552, Page 210, Official Deed and Plat Records of Bexar County, Texas;
  - Unit 17-F: Volume 9557, Page 140; as amended by Volume 9568, Page 33, Official Deed and Plat Records of Bexar County, Texas;
  - Unit 17-G: Volume 9558, Pages 151-152, Official Deed and Plat Records of Bexar County, Texas;
  - Unit 7-H: Volume 9552, Pages 162-163, Official Deed and Plat Records of Bexar County, Texas;
  - Unit 17-I: Volume 9562, Pages 199-201, Official Deed and Plat Records of Bexar County, Texas;
  - Unit 17-J: Volume 9566, Page 130, as amended by Volume 9570, Page 81, Official Deed and Plat Records of Bexar County, Texas;
  - Unit 17-K, Phase I: Volume 9663, Page 117, Official Deed and Plat Records of Bexar County, Texas;
  - Unit 17-K, Phase II: Volume 9705, Page 51, Official Deed and Plat Records of Bexar County, Texas.
5. Declaration information: Unit 17-A (Lot 1700, Block 11; Lots 1701-1716, Block 12; Lots 1717-1728, Block 13; Lots 1729-1734, Block 14):

Declaration of Covenants, Conditions and Restrictions for Shavano Park Subdivision, Unit 17-A, Planned Unit Development and Provisions for Bentley Manor Homeowners Association, executed on May 10, 2001, recorded in Volume 8875, Page 1732, Official Public Records of Real Property of Bexar County, Texas, as amended by the First Amendment to the Declarations of Covenants, Conditions and Restrictions for Shavano Park Units 17-A and 17-E, executed on January 17, 2019, recorded in Document Number 20190009363; Official Public Records of Bexar County, Texas, as further amended by the Second Amendment to the Declarations of Covenants, Conditions and Restrictions for Shavano Park Units 17-A and 17-E, executed on February 25, 2020, recorded in Document Number 20200039922, Official Public Records of Bexar County, Texas; as further amended by the Third Amendment to the Declarations of Covenants, Conditions and Restrictions for Shavano Park Units 17-A and

SCANNED

17-E, executed on November 20, 2020, recorded in Document Number 20200287528, Official Public Records of Bexar County, Texas;

Unit 17-A (Lots 1703 and 1708, Block 12; Lot 1717, Block 13):

Ratification of Declaration of Covenants, Conditions and Restrictions for Shavano Park Subdivision, Unit 17-A, executed on May 30, 2001, recorded in Volume 8903, Page 1473, Official Public Records of Real Property of Bexar County, Texas;

Unit 17-A (Lot 1711, Block 12):

Ratification of Declaration of Covenants, Conditions and Restrictions for Shavano Park Subdivision, Unit 17-A, executed on June 6, 2001, recorded in Volume 9087, Page 184, Official Public Records of Real Property of Bexar County, Texas;

Unit 17-A (Lot 1725, Block 13; Lot 1731, Block 14):

Ratification of Declaration of Covenants, Conditions and Restrictions for Shavano Park Subdivision Unit 17-A, executed on June 6, 2001, recorded in Volume 9192, Page 900, Official Public Records of Real Property of Bexar County, Texas;

Unit 17-A (Lot 1727, Block 13; Lot 1730, Block 14):

Ratification of Declaration of Covenants, Conditions and Restrictions for Shavano Park Subdivision Unit 17-A, executed on June 11, 2001, recorded in Volume 8927, Page 903, Official Public Records of Real Property of Bexar County, Texas;

Unit 17-A (Lot 1724, Block 13; Lot 1733, Block 14):

Ratification of Declaration of Covenants, Conditions and Restrictions for Shavano Park Subdivision Unit 17-A, executed on July 30, 2001, recorded in Volume 9004, Page 2225, Official Public Records of Real Property of Bexar County, Texas;

Unit 17-E (Lot 1700, Block 11; Lots 1739-1755, Block 14; Lots 1756-1776, Block 16):

Declaration of Covenants, Conditions and Restrictions for Shavano Park Subdivision, Unit 17-E, Planned Unit Development and Provisions for Bentley Manor Homeowners Association, executed on April 17, 2001, recorded in Volume 8880, Page 1879, Official Public Records of Real Property of Bexar County, Texas, as amended by the First Amendment to the Declarations of Covenants, Conditions and Restrictions for Shavano Park Units 17-A and 17-E, executed on January 17, 2019, recorded in Document Number 20190009363; Official Public Records of Bexar County, Texas, as further amended by the Second Amendment to the Declarations of Covenants, Conditions and Restrictions for Shavano Park Units 17-A and 17-E, executed on February 25, 2020,



recorded in Document Number 20200039922, Official Public Records of Bexar County, Texas; as further amended by the Third Amendment to the Declarations of Covenants, Conditions and Restrictions for Shavano Park Units 17-A and 17-E, executed on November 20, 2020, recorded in Document Number 20200287528, Official Public Records of Bexar County, Texas;

Unit 17-E (Lot 1775, Block 16):

Ratification of Declaration of Covenants, Conditions and Restrictions for Shavano Park Subdivision Unit 17-E, executed on May 30, 2001, recorded in Volume 8951, Page 978, Official Public Records of Real Property of Bexar County, Texas;

Unit 17-E (Lot 1773, Block 16):

Ratification of Declaration of Covenants, Conditions and Restrictions for Shavano Park Subdivision Unit 17-E, executed on May 30, 2001 recorded in Volume 8951, Page 986, Official Public Records of Real Property of Bexar County, Texas;

Unit 17-E (Lots 1762 and 1776, Block 16):

Ratification of Declaration of Covenants, Conditions and Restrictions for Shavano Park Subdivision Unit 17-E, executed on June 30, 2001, recorded in Volume 8963, Page 1522, Official Public Records of Real Property of Bexar County, Texas;

Unit 17-E (Lots 1746, 1750 and 1752, Block 14; Lot 1758, Block 16):

Ratification of Declaration of Covenants, Conditions and Restrictions for Shavano Park Subdivision Unit 17-E, executed on June 6, 2001, recorded in Volume 9177, Page 379, Official Public Records of Real Property of Bexar County, Texas;

Unit 17-F (Lots 1818-1834, Block 14; Lots 1835-1864, Block 16):

Certificate of Annexation for Shavano Park Subdivision, Unit 17-F, executed to be effective on June 1, 2003, recorded in Volume 10139, Page 1887, Official Public Records of Real Property of Bexar County, Texas;

Unit 17-F (Lot 1836, Block 16):

Ratification of Certificate of Annexation for Shavano Park Subdivision, Unit 17-F, recorded on July 9, 2003, recorded in Volume 10139, Page 1895, Official Public Records of Real Property of Bexar County, Texas;

Unit 17-F (Lot 1837, Block 16):

Ratification of Certificate of Annexation for Shavano Park Subdivision, Unit 17-F, recorded on July 9, 2003, recorded in Volume 10139, Page 1900, Official Public Records of Real Property of Bexar County, Texas;

Unit 17-G:

Certificate of Annexation for Shavano Park Subdivision, Unit 17-G, executed to be effective on August 20, 2003, recorded in Volume 10327, Page 1438, Official Public Records of Real Property of Bexar County, Texas;

Unit 17-H:

Certificate of Annexation, executed to be effective on February 21, 2002, recorded in Volume 9292, Page 2011, Official Public Records of Real Property of Bexar County, Texas;

Unit 17-I:

Certificate of Annexation for Shavano Park Subdivision, Unit 17-I, executed to be effective on October 1, 2004, recorded in Volume 11008, Page 1699, Official Public Records of Real Property of Bexar County, Texas;

Unit 17-J:

Certificate of Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Shavano Park Subdivision, Unit 17-J, executed to be effective on October 10, 2006, recorded in Volume 12459, Page 1857, Official Public Records of Real Property of Bexar County, Texas;

Unit 17-J (Lots 1971 & 1972, Block 20):

Certificate of Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Lots 1971 and 1972, Block 20, Shavano Park Subdivision, Unit 17-J, executed to be effective on October 10, 2006, recorded in Volume 12459, Page 1848, Official Public Records of Real Property of Bexar County, Texas;

Unit 17-K Phase I:

Certificate of Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Shavano Park Subdivision, Unit 17-K, Phase I, executed to be effective on January 15, 2014, recorded in Volume 16531, Page 863, Official Public Records of Real Property of Bexar County, Texas, as further amended by the Amended and Restated Certificate of Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Shavano Park Subdivision, Unit 17-K, Phase I, executed to be effective on January 15, 2014, recorded in Volume 16606, page 358, Official Public Records of Real Property of Bexar County, Texas, as further amended by the Correction of Amended and Restated Certificate of Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Shavano Park Subdivision, Unit 17-K, Phase I, recorded on September 10, 2015, recorded in Volume 17450, Page 542, Official Public Records of Real Property of Bexar County, Texas;

Unit 17-K Phase II:

Certificate of Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Shavano Park Subdivision, Unit 17-K, Phase II, executed to be effective on September 7, 2016, recorded in Volume 18074, Page 206, Official Public Records of Real Property 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  
E-mail: [resales@damctx.com](mailto:resales@damctx.com)

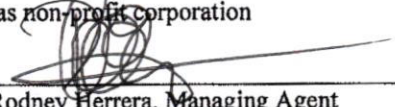
7. Website address:

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

8. Property transfer fees:

\$175.00 transfer fee

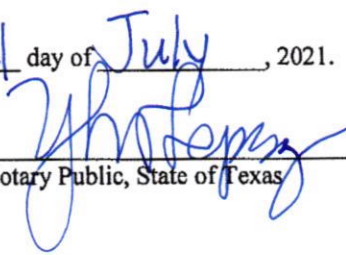
BENTLEY MANOR HOMEOWNERS ASSOCIATION,  
a Texas non-profit corporation

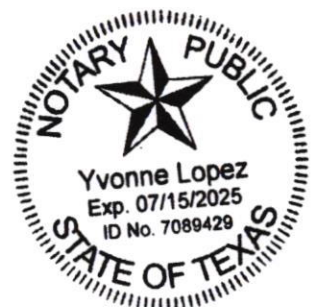
  
By: Rodney Herrera, Managing Agent

STATE OF TEXAS           §  
                                     §  
COUNTY OF BEXAR       §

Before me, the undersigned notary public, on this day personally appeared Rodney Herrera, Managing Agent of Bentley Manor Homeowners Association, 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 21 day of July, 2021.

  
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

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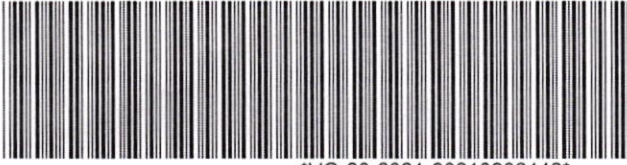
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\*VG-28-2021-20210202442\*

**File Information**

**FILED IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY  
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

**Document Number:** 20210202442  
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**\*\* 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 FILED in File Number Sequence on this date and at the time stamped hereon by me and was duly RECORDED in the Official Public Record of Bexar County, Texas on:  
7/23/2021 2:24 PM



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