

**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE***for***WEST OAK ESTATES HOMEOWNERS ASSOCIATION, INC.**

THE STATE OF TEXAS       §

§

COUNTY OF BEXAR       §

The undersigned, being the Managing Agent for Diamond Association Management and Consulting, the property manager for WEST OAK ESTATES HOMEOWNERS 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:                     Talley GVH Subdivision Unit 1, also known as West Oak Estates
2.     Name of Association:                       West Oak Estates Homeowners Association, Inc.
3.     Recording Data for the Subdivision:     Deed and Plat Records of Bexar County, Texas

Subdivision Name / Unit Number	Volume	Page
"A Planned Unit Development" Subdivision Plat – Talley GVH Subdivision Unit 1	9559	19-21
"A Planned Unit Development" Subdivision Plat – Talley GVH Subdivision Unit 2	9564	21
"A Planned Unit Development" Subdivision Plat – Talley GVH Subdivision Unit 3	9575	27-31
"A Planned Unit Development" Subdivision Plat – Talley GVH Subdivision Unit 4	9572	15-18
"A Planned Unit Development" - Amending Plat – Talley GVH Subdivision Unit 4	9604	153

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
Declaration of Covenants, Conditions and Restrictions for Talley GVH Subdivision Unit 1	20030268717	10366	412
Supplemental Declaration of Covenants, Conditions and Restrictions for Talley GVH Subdivision Unit 1	20030268716	10366	408
First Amendment to Declaration of Covenants, Conditions and Restrictions for Talley GHV Subdivision Unit 1	20040214727	10976	616

Notice of Annexation Regarding Talley GVH Subdivision Unit 2 Bexar County, Texas	20060122633	12145	373
Supplemental Declaration of Covenants, Conditions and Restrictions for Talley GVH Subdivision Unit 4 San Antonio, Texas	20060221046	12385	2223
Supplemental Declaration of Covenants, Conditions and Restrictions for Talley GVH Subdivision Unit 3 San Antonio, Texas	20070225379	13128	1667
First Amendment to Supplemental Declaration of Covenants, Conditions and Restrictions for Talley GVH Subdivision Unit 3 San Antonio, Texas	20080029186	13347	619
Amended and Restated Declaration of Covenants, Conditions and Restrictions for Talley GVH Subdivision Units 1, 2, 3, and 4	20090121387	14055	1487
<b>Articles and Bylaws</b>	<b>Document Number</b>	<b>Volume</b>	<b>Page</b>
Certificate of Secretary of West Oak Estates Homeowners Association, Inc. with attached: Exhibit "A" – Bylaws Exhibit "B" – Articles of Incorporation	20040038025	10582	2137
First Amendment to the Bylaws of West Oak Estates Homeowners Association, Inc.	20090057265	13921	2262
<b>Policies, Rules, Resolutions, and Guidelines</b>	<b>Document Number</b>	<b>Volume</b>	<b>Page</b>
Certificate of Secretary of West Oak Estates Homeowners Association, Inc. with attached: Exhibit "C" – Residential Design Guidelines	20040038025	10582	2137
West Oak Estates Homeowners Association, Inc. Vehicle Parking Policy	20110171975	15152	1207
West Oak Estates Homeowners Association, Inc. Talley GVH Subdivision Units 1, 2, 3, and 4 Community Manual including: Articles of Incorporation; Bylaws; Solar Device and Energy Efficient Policy; Rainwater Harvesting System Policy; Flag Display and Flag Pole Installation Policy; Display of Certain Religious Items; Policy; Assessment Collection Policy; Records Inspection, Copying and Retention Policy; Statutory Notice of Posting and Recordation of Association Governance Documents; Statutory Notice of Annual Meetings, Elections and Voting; Statutory Notice of Conduct of Board Meetings; Vehicle Parking Policy	20110233055	15291	2188
West Oak Estates Homeowners Association, Inc. Policy of the Board of Directors on Fines for Violations and Towing of Vehicles	20150097948	17269	846
Property Owners Association Management Certificate for West Oak Estates Homeowners Association, Inc. with attached:	20160210960	18165	596

Billing Policy and Payment Plan Guidelines; Violation Enforcement Resolution with Forced Maintenance Procedure; Religious Item Display Guidelines; Roofing Material Guidelines; E-Mail Registration Policy; Electronic and Telephonic Action Policy; Application of Payments Policy; Records Retention Policy; Records Inspection Policy; Membership Voting Policy; Standby Electric Generators Guidelines; Conflict of Interest Policy; Solar Energy Device Guidelines; Rainwater Collection Devices Guidelines; Flag Display Guidelines; Drought-Resistant Landscaping and Natural Turf Guidelines;			
Property Owners Association Management Certificate 1 <sup>st</sup> Amended for West Oak Estates Homeowners Association, Inc. with attached: Fine and Enforcement Resolution; Violation Procedure New Violation Fine and Enforcement Policy – Attachment 2; Violation Procedure Repeat Violation – Attachment 3; Forced Maintenance Policy; Forced Mow Policy	20170012229	18318	222
Property Owners Association Management Certificate 2nd Amended for West Oak Estates Homeowners Association, Inc. with attached: Swim and Use Facilities at Your Own Risk;	20200116715		
Affidavit for Filing Dedicatory Instrument with attached: Violation Enforcement Procedure	20240076799		

5. Association Fees Relating to Property Transfer:

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

6. Mailing Address for the Association:

West Oak Estates Homeowners 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  
Telephone: 210-561-0606  
Email: [resales@damctx.com](mailto:resales@damctx.com)

8. Association Website:  
[www.WestOak-Estates.com](http://www.WestOak-Estates.com)

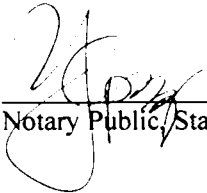
Executed on this 29 day of October, 2024.

WEST OAK ESTATES HOMEOWNERS  
ASSOCIATION, INC.

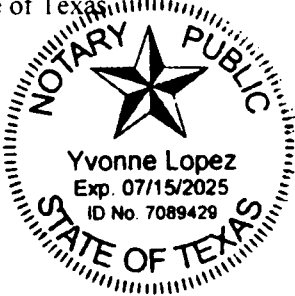
By:   
\_\_\_\_\_  
RODNEY HERRERA, Managing Agent  
Diamond Association Management  
And Consulting

STATE OF TEXAS       §  
                                  §  
COUNTY OF BEXAR   §

BEFORE ME, the undersigned notary public, on this 29<sup>th</sup> day of October, 2024, personally appeared RODNEY HERRERA, Managing Agent of Diamond Association Management and Consulting, the Property Manager of WEST OAK ESTATES HOMEOWNERS 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:** 20240205657  
**Recorded Date:** November 07, 2024  
**Recorded Time:** 9:19 AM  
**Total Pages:** 5  
**Total Fees:** \$37.00

**\*\* 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: 11/7/2024 9:19 AM



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