

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
for
LAS BRISAS HOMEOWNERS ASSOCIATION, INC.**

THE STATE OF TEXAS §
 §
COUNTY OF COMAL §

The undersigned, being the Managing Agent for Las Brisas 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 Section 209.004 of the Texas Property Code which supersedes any prior Management Certificate filed by the Association:

1. Name of Subdivision: The name of the subdivision is Avonlea.
2. Name of Association: The name of the Association is Las Brisas Homeowners Association, Inc.
3. Recording Data for the Subdivision:
 - a. Avonlea, a subdivision in Comal County, Texas according to the map or plat thereof recorded in Volume 8, Page 151 of the Plat Records of Comal County, Texas and all amendments to or replats of said maps or plats, if any.
 - b. Ensenada Shores at Canyon Lake, Unit Three (3), a subdivision in Comal County, Texas according to the map or plat thereof recorded under Document No. 200706020181 of the Plat Records of Comal County, Texas and all amendments to or replats of said maps or plats, if any.
 - c. Ensenada Shores at Canyon Lake, Unit Four (4), a subdivision in Comal County, Texas according to the map or plat thereof recorded under Document No. 200706015755 of the Plat Records of Comal County, Texas and all amendments to or replats of said maps or plats, if any.
 - d. Ensenada Shores at Canyon Lake, Unit Four (4) establishing Lots 143RA, 143RB, 143RD, 143RE, 143RF, 143RG, 143RH, and 143RI, a subdivision located in Comal County, Texas according to the map or plat thereof recorded under Document No. 201006022443 of the Plat Records of Comal County, Texas and all amendments to or replats of said maps or plats, if any.

- e. Lots 1045 and 1046 of Canyon Lake Forest, Unit Three (3), a subdivision located in Comal County, Texas according to the map or plat thereof recorded in Volume 1, Page 175 of the Plat Records of Comal County, Texas and all amendments to or replats of said maps or plats, if any.

4. Recording Data for the Declaration: *

a. Documents:

- (1) Amendment to Declaration of Covenants, Conditions and Restrictions Avonlea Subdivision.
- (2) Amended and Restated Declaration of Covenants, Conditions and Restrictions Avonlea Subdivision.

b. Recording Information:

- (1) Comal County Clerk's File No. 202306019244.
- (2) Comal County Clerk's File No. 202306022966.

5. Name and Mailing Address of the Association: The name and mailing address of the Association is Las Brisas Homeowners Association, Inc. c/o Diamond Association Management and Consulting, 14603 Huebner Road, Building 40, San Antonio, Texas 78230.

6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: Diamond Association Management and Consulting. Address: 14603 Huebner Road, Building 40, San Antonio, Texas 78230. Phone No.: 210.561.0606. Email Address: resales@damctx.com.

7. The Association's Dedicatory Instruments are Available to Members Online at: www.lasbrisasltx.com.

8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

Description	Fee
Transfer Fee	\$ 175.00
Resale Fee	\$ 175.00

Executed on this 12 day of March, 2024.

**LAS BRISAS HOMEOWNERS
ASSOCIATION, INC.**

By: Diamond Association Management and Consulting,
Managing Agent

By: [Signature]

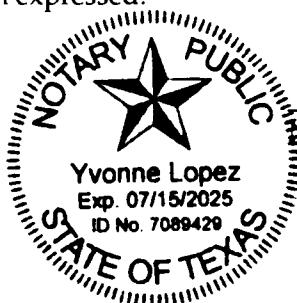
Printed: Rodney Herrera

Its: Managing Agent

*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the Subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

THE STATE OF TEXAS §
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COUNTY OF Bexar §

BEFORE ME, the undersigned notary public, on this 12th day of March 2024 personally appeared Rodney Herrera President of Diamond Association Management and Consulting, Managing Agent for Las Brisas 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.



[Signature]

Notary Public in and for the State of Texas

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
03/13/2024 11:55:54 AM
MARY 4 Pages(s)
202406007615



Bobbie Koepp