

**MANAGEMENT CERTIFICATE FOR  
PALOMA MASTER COMMUNITY, INC.**

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

1. **Name of subdivision:** Paloma
2. **Name of the association:** Paloma Master Community, Inc.
3. **Mailing address:** P.O. Box 803555  
Dallas, TX 75830-3555
4. **Subdivision plat information:**

Unit 1: Volume 9706, Pages 86-89, replatted by Volume 9713, Page 167;  
Unit 2: Volume 9728, Pages 218-219;  
Unit 2A: Volume 20001, Pages 1949-1950;  
Unit 3: Volume 20002, Pages 329-330;  
Unit 4: Volume 20001, Pages 611-612;  
Unit 5: Volume 20001, Pages 220-221;  
Unit 5A: Volume 20001, Page 614;  
Unit 6: Volume 9727, Pages 157-158;  
Unit 6A: Volume 9728, Pages 20-21;  
Unit 7: Volume 20001, Pages 324-325;  
Unit 8A: Volume 20001, Pages 2094-2095;  
Unit 8A BSL: Volume 20001, Pages 2338-2340;  
Unit 8B: Volume 20001, Pages 2319-2320;  
Unit 9: Volume 20002, Pages 840-841;  
Unit 10: Volume 20001, Pages 2101-2104;  
Unit 10 BSL: Volume 20001, Pages 2311-2314;  
Unit 11: Volume 20002, Pages 151-152;  
Unit 12: Volume 20002, Page 1621; and,  
Unit 13: Volume 20002, Pages 822-823, replatted by Volume 20002, Pages 1877-1878, Plat Records of Bexar County, Texas
5. **Declaration information:**

Unit 1: Paloma Master Covenant, executed to be effective on October 14, 2016, recorded in Document Number 20160203166, Official Public Records of Bexar County Texas, as amended by Paloma Notice of Applicability [Paloma Subdivision, Unit 1], executed to be effective on October 14, 2016, recorded in Document Number 20160203346, Official Public Records of Bexar County, Texas, as further amended by Paloma Development Area Declaration [Paloma Subdivision, Unit 1], executed to be effective on October 14, 2016, recorded in Document Number 20160203552, Official Public Records of Bexar County, Texas, as further amended by First Amendment to Master Covenant, executed to be effective on February 1, 2022, recorded in Document Number 20220027038, Official Public Records of Bexar County, Texas

Unit 2: Paloma Notice of Applicability of Master Covenant and Development Area Declaration [Paloma Subdivision, Unit 2], executed to be effective on April 10, 2018, recorded in Document Number 20180067099, Official Public Records of Bexar County, Texas

Unit 2A: Paloma Notice of Applicability of Master Covenant and Development Area Declaration [Paloma Subdivision, Unit 2A], executed to be effective on April 2, 2020, recorded in Document Number 20200069467, Official Public Records of Bexar County, Texas

Unit 3: Paloma Partial Assignment of Declarant's Rights [Paloma Subdivision, Units 8-13], executed on July 20, 2018, recorded in Document Number 20180145106, Official Public Records of Bexar County, Texas, as further amended by Paloma Partial Assignment of Declarant's Rights [Paloma Subdivision, Unit 3], executed on September 21, 2018, recorded in Document Number 20180190135, Official Public

Records of Bexar County, Texas, as further amended by Paloma Notice of Applicability [Residential] [Units 3 & 11], executed to be effective on September 27, 2022, recorded in Document Number 20220254304, Official Public Records of Bexar County, Texas

Unit 4: Paloma Notice of Applicability of Master Covenant and Development Area Declaration [Paloma Subdivision, Unit 4], executed to be effective on December 11, 2018, recorded in Document Number 20180241373, Official Public Records of Bexar County, Texas

Unit 5: Paloma Notice of Applicability of Master Covenant and Development Area Declaration [Paloma Subdivision, Unit 5], executed to be effective on July 2, 2018, recorded in Document Number 20180127255, Official Public Records of Bexar County, Texas

Unit 5A: Notice of Applicability of Master Covenant and Development Area Declaration [Paloma Subdivision, Unit 5A], executed to be effective on December 11, 2018, recorded in Document Number 20180241374, Official Public Records of Bexar County, Texas

Unit 6: Paloma Notice of Applicability of Master Covenant and Development Area Declaration [Paloma Subdivision, Unit 6], executed to be effective on March 8, 2018, recorded in Document Number 20180043523, Official Public Records of Bexar County, Texas

Unit 7: Paloma Notice of Applicability of Master Covenant and Development Area Declaration [Paloma Subdivision, Unit 7], executed to be effective on August 23, 2018, recorded in Document Number 20180167384, Official Public Records of Bexar County, Texas

Units 8A & 8B: Paloma Notice of Applicability [Residential] [Units 8A & 8B], executed to be effective on September 27, 2022, recorded in Document Number 20220254309, Official Public Records of Bexar County, Texas

Units 9, 12, & 13: Paloma Notice of Applicability [Residential] [Units 9, 12 & 13], executed to be effective on September 27, 2022, Recorded in Document Number 20220254403, Official Public Records of Bexar County, Texas

Unit 10: Paloma Notice of Applicability [Residential] [Unit 10], executed to be effective on September 27, 2022, recorded in Document Number 20220254303, Official Public Records of Bexar County, Texas

Unit 11: Paloma Notice of Applicability [Residential] [Units 3 & 11], executed to be effective on September 27, 2022, recorded in Document Number 20220254304, Official Public Records of Bexar County, Texas

6. Association management or representative:

RealManage  
P.O. Box 803555  
Dallas, TX 75830-3555  
Telephone: (866) 473-2573  
Email: PALMASTE@CiraMail.com


7. Website address:

<https://www.ciranet.com/ResidentPortal>

8. Property fees:

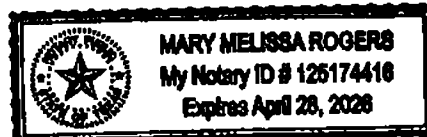
Resale certificate fee: \$375.00  
Conveyance fee: \$325.00  
Ciranet processing fee: \$59.00

PALOMA MASTER COMMUNITY, INC.,  
a Texas non-profit corporation

  
By: Renan Fidalgo, Managing Agent


STATE OF TEXAS  
COUNTY OF BEXAR

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§  
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Before me, the undersigned notary, ~~person~~ on this day personally appeared Renan Fidalgo, Managing Agent of Paloma Master Community, 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 27 day of August, 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  
06509.0001.2608298.ia

**File Information**

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

**Document Number:** 20240160624  
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**\*\* 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: 9/3/2024 12:16 PM



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