

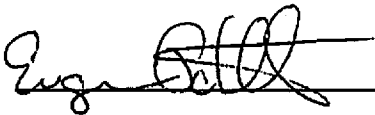
**MANAGEMENT CERTIFICATE FOR  
STONEBROOK HOMEOWNERS ASSOCIATION  
GUADALUPE COUNTY**

**STATE OF TEXAS     §  
COUNTY OF GUADALUPE§**

1.     **Name of Subdivision:**                     Stonebrook
2.     **Name of Association:**                 SB Homeowners Association, Inc.
3.     **Recording Data for Subdivision:**                 See Exhibit "A"
4.     **Recording Data for Declaration:**                 See Exhibit "A"
5.     **Name and mailing address of Association:** SB Homeowners Association, Inc., 3424 Paesanos Pkwy Ste. 100, San Antonio, TX 78231.
6.     **The Association's designated representative is:** FirstService Residential San Antonio, LLC, 3424 Paesanos Pkwy, Ste. 100, San Antonio, TX 78231; 210-829-7202 Office; 210-829-5207 Fax. Email: [sanantonio@fsresidential.com](mailto:sanantonio@fsresidential.com) Community Website: <https://stonebrookhoa.connectresident.com/>
7.     **Resales Disclosure Package: \$375.00**  
**Homeowner Setup/ Unit Transfer Fee:** There is a transfer fee in the amount of **\$275.00** collected at closing from the buyer.  
**Origination Fee: \$200.00 (First Time Buyer Only)**
8.     **Other information the Association considers appropriate for the governing, administration or operation of the subdivision and Association:** See Exhibit "A"

*Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the SB Homeowners Association, Inc., as well as performing a physical inspection of the property and common areas, prior to purchase. This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision. No person should rely on this Management Certificate for anything other than for identifying and contacting the Association.*

**SB Homeowners Association, Inc.**

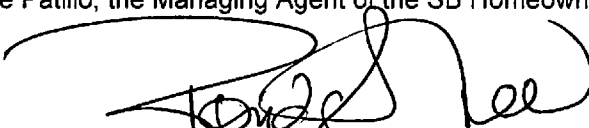
By: 

Print Name: Eugene Patillo

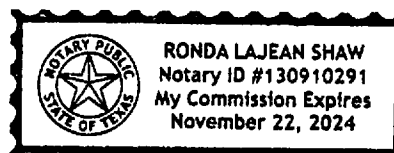
Print Title: Managing Agent

**STATE OF TEXAS     §  
COUNTY OF BEXAR     §**

This instrument was acknowledged and signed before me on this the 2<sup>nd</sup> day of February 2022 by Eugene Patillo, the Managing Agent of the SB Homeowners Association, Inc. on behalf of the Association.

  
Notary Public – State of Texas

**After Recording Return To:**  
FirstService Residential San Antonio, LLC  
3424 Paesanos Pkwy Ste. 100  
San Antonio, TX 78231



**EXHIBIT "A"**

**SB Homeowners Association, Inc.**, a subdivision located in Guadalupe County, Texas, and any other subdivisions which have been or may be subsequently annexed thereto and made subject to the authority of the SB Homeowners Association, Inc. which sections were originally encumbered by dedicatory instruments filed of record in Guadalupe County, Texas as follows:

<b>Recording Date</b>	<b>Filed Document</b>	<b>Recording Information</b>
06/19/2006	Declaration of Covenants, Conditions and Restrictions	06-12115
02/14/2007	Certificate of Formation	Vol. 2438 Pg 155
02/14/2007	Bylaws	Vol. 2438 Pg 155
09/11/2013	First Amendment to the Bylaws	13-019905
07/14/2020	Resolution Regarding Payment Plan Guidelines	202099017958
07/14/2020	Resolution Regarding Enforcement of Maintenance Obligations	202099017958
07/14/2020	Resolution Regarding Assessment Collection Policy and Procedures	202099017958
07/14/2020	Policy on Inspection and Copying and Retention of Association Records	202099017958
07/14/2020	ACC Guidelines for Flag Poles, Rain Barrels, and Energy Generating/Saving Devices	202099017958

**FILED and RECORDED in the OFFICIAL PUBLIC RECORDS**

**Honorable Teresa Kiel, Guadalupe County Clerk**

**Document Number:** 202299030971  
**Recorded On:** October 04, 2022 09:54 AM  
**Total Pages:** 3  
**Total Fees:** \$30.00

Discriminatory restrictive covenants based on race, color, religion contradict the 14th Amendment's Equal Protection Clause and are therefore unenforceable under federal law. Supreme Court Decision Shelly v. Kraemer 1948.

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**THIS PAGE CONTAINS IMPORTANT RECORDING INFORMATION  
AND SHALL REMAIN A PART OF THIS INSTRUMENT.**

**Receipt Number:** 20221004001565  
**User:** Leah D  
**Station:** Production 4

**Return To:**  
Simplifile

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**STATE OF TEXAS  
GUADALUPE COUNTY**

**I hereby certify this instrument was ELECTRONICALLY FILED and RECORDED in the OFFICIAL PUBLIC RECORDS of Guadalupe County, Texas on the date/time printed above.**



*Teresa Kiel*  
Teresa Kiel  
Guadalupe County Clerk  
Guadalupe County, TX