

**PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE**  
*for*  
**LOMA VISTA HOMEOWNERS ASSOCIATION, INC.**

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THE STATE OF TEXAS       §  
   §  
 COUNTY OF BEXAR         §

The undersigned, being the Manager for Loma Vista 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:                     Lomas Verdes Subdivision, also known as Loma Vista
2.     Name of Association:                     Loma Vista Homeowners Association, Inc.
3.     Recording Data for the Subdivision:     Deed and Plat Records of Bexar County, Texas

<b>Subdivision Name / Unit Number</b>	<b>Volume</b>	<b>Page</b>
Plat – Lomas Verdes Subdivision Unit 1	9567	200
Plat – Lomas Verdes Subdivision Unit 2	9571	151-152
Amending Plat – Lomas Verdes Subdivision, Unit 2 Establishing Lot 101, Block 15, New City Block 14049	20001	105
Plat – Lomas Verdes Subdivision Unit 3	9583	101

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

<b>Covenants, Conditions, and Restrictions</b>	<b>Document Number</b>	<b>Volume</b>	<b>Page</b>
Declaration of Covenants, Conditions and Restrictions for Lomas Verdes Subdivision, Bexar County, Texas	20050275828	11788	1692
Supplemental Declaration of Covenants, Conditions and Restrictions for Lomas Verdes Subdivision Unit 1, Bexar County, Texas	20050275829	11788	1741
Supplemental Declaration of Covenants, Conditions and Restrictions for Lomas Verdes Subdivision Unit 2, Bexar County, Texas	20060192848	12319	1718
Supplemental Declaration of Covenants, Conditions and Restrictions for Lomas Verdes Subdivision Unit 3, Bexar County, Texas	20080061539	13413	402
Landscape Easement Agreement	20120230668	15813	1607
<b>Articles and Bylaws</b>	<b>Document Number</b>	<b>Volume</b>	<b>Page</b>
Certificate of Secretary of Lomas Vista Homeowners Association, Inc., with attached:	20050282340	11805	607

Exhibit "A" – Articles of Incorporation of Loma Vista Homeowners Association, Inc.;			
Exhibit "B" – Bylaws of Loma Vista Homeowners Association, Inc.			
<b>Policies, Rules, Resolutions, and Guidelines</b>	<b>Document Number</b>	<b>Volume</b>	<b>Page</b>
Certificate of the Secretary of Lomas Vista Homeowners Association, Inc. with attached: Residential Design Guidelines for Lomas Vista Subdivision	20050282340	11805	607
Notice of Filing of Dedicatory Instruments for Lomas Verdes Subdivision with attached: Resolution for Covenants Compliance Inspection	20080014217	13316	1201
Loma Vista Homeowners Association, Inc. Community Manual [Includes: Certificate of Formation or Articles of Incorporation; Bylaws; Solar Device and Energy Efficient Policy; Rainwater Harvesting System Policy; Flag Display and Flagpole Installation Policy; Display of Certain Religious Items Policy; Fine and Enforcement 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; Resolution of the Board of Directors Loma Verdes Subdivision Loma Vista Homeowners Association, Inc. for Covenants Compliance Inspection]	20110232990	15291	764
Affidavit in Compliance with Tex. Prop. Code § 202.006 with attached: Loma Vista Homeowners Association, Inc., Resolution Adopting Policies: Board Hearing Policy, Religious Display Policy, Security Measures Policy, Swimming Pool Enclosures Policy, and Association Contracts and Solicitation of Bids Policy	20210333574		

5. Association Fees Relating to Property Transfer:

Resale Certificate Fee	\$300.00
Resale Certificate Update Fee	\$75.00
Transfer Fee Due at Time of Closing	\$150.00

6. Mailing Address for the Association:

Loma Vista Homeowners Association, Inc.  
13406 Loma Sierra  
San Antonio, Texas 78233

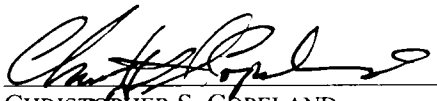
7. Association Management or Representative and Contact Information:

CHRISTOPHER S. COPELAND, MANAGER  
Loma Vista Homeowners Association, Inc.  
13406 Loma Sierra  
San Antonio, Texas 78233  
Phone: 210-240-7500  
Email: [chrissanantonio@yahoo.com](mailto:chrissanantonio@yahoo.com)

8. Association Website:  
LomaVistaHOA.com

Executed on this 1st day of December, 2021.

LOMA VISTA HOMEOWNERS ASSOCIATION, INC.

By:   
CHRISTOPHER S. COPELAND  
Its: Manager

**ACKNOWLEDGMENT**

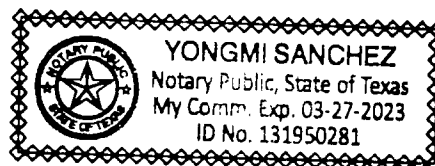
THE STATE OF TEXAS       §  
  §  
COUNTY OF BEXAR       §

BEFORE ME, the undersigned authority, on this day personally appeared CHRISTOPHER S. COPELAND, Manager of the LOMA VISTA HOMEOWNERS ASSOCIATION, INC., who, after being duly sworn, acknowledged and stated under oath that he has read the above and foregoing Affidavit and that every factual statement contained therein is within his personal knowledge and is true and correct.

ACKNOWLEDGED, SUBSCRIBED AND SWORN TO BEFORE ME, a Notary Public, on this the 1st day of DECEMBER, 2021.

  
\_\_\_\_\_  
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:** 20210334690  
**Recorded Date:** December 01, 2021  
**Recorded Time:** 4:40 PM  
**Total Pages:** 4  
**Total Fees:** \$34.00

**\*\* 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: 12/1/2021 4:40 PM



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