

**MANAGEMENT CERTIFICATE
OF**

Westbury Heights Community Association, Inc..

The undersigned, being an officer of Westbury Heights Community Association, Inc., a Texas nonprofit corporation (the "Association"), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Westbury Heights.
2. The name of the Association: Westbury Heights Community Association, Inc.
3. The recording data for the subdivision: All that certain real property situated in BEXAR County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Westbury Heights, recorded under Document No. 20220113645, Official Public Records of BEXAR County, Texas, as the same may be amended from time to time (the "Declaration").
4. The recording data for the Declaration and any amendments to the Declaration: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the Association: Westbury Heights Community Association, Inc., c/o Alamo Management Company, Attn: Ryann McClure, 2611 North Loop 1604 West, Suite 100, San Antonio, Texas 78258.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	Westbury Heights Community Association, Inc.. c/o Alamo Management Company
Mailing Address:	2611 North Loop 1604 West, Suite 100 San Antonio, Texas 78258
Attn.:	Ryann McClure
Telephone Number:	(210) 485-4088
Email Address:	rmcclure@alamomg.com

7. Website to access the Association's dedicatory instruments:
www.amg.hoa.com
8. Amount and description of fees related to property transfer in the subdivision: The Association fees are in the following amounts:

Working Capital Assessment - \$300.00
Resale Transfer Fee - \$250.00
Resale Certificate Fee - \$250.00
Resale Certificate Fee 2-day Rush - \$450.00 (\$200 Rush Fee for 2 Business Days)
Resale Certificate Fee 5-day Rush - \$350.00 (\$100 Rush Fee for 5 Business Days)
Resale Certificate Update - \$75.00

The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

[SIGNATURE PAGE FOLLOWS]

EXECUTED to be effective on the date this instrument is Recorded.

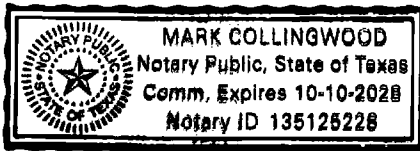
Westbury Heights Community Association, Inc.,
a Texas nonprofit corporation

By: Ryann McClure
Name: Ryann McClure
Title: managing Agent

STATE OF TEXAS §
 §
COUNTY OF BEXAR §

This instrument was acknowledged before me on the 15 day of October, 2025, by Ryann McClure, as Managing Agent of Westbury Heights Community Association, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

[SEAL]



[Signature]
Notary Public Signature

AFTER RECORDING RETURN TO:

Ryann McClure
Senior Vice President of Community Management
AMG – Association Management
2611 N. Loop 1604 W. Ste. 100
San Antonio, TX, 78258

ATTACHMENT 1

1. Declaration of Covenants, Conditions and Restrictions for Westbury Heights, recorded as Document No. 20220113645, Official Public Records of BEXAR County, Texas.
2. Westbury Heights Community Manual, recorded as Document No. 20220120539, Official Public Records of BEXAR County, Texas.
3. Westbury Heights Adoption of Working Capital Assessment, recorded as Document No. 20220119417, Official Public Records of BEXAR County, Texas.
4. Westbury Heights Notice of Plat Recordation, recorded as Document No. 20220029493, 20080080707, 20080080708, 20210145428, Official Public Records of BEXAR County, Texas.

File Information

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

Document Number: 20250196500
Recorded Date: October 22, 2025
Recorded Time: 10:32 AM
Total Pages: 4
Total Fees: \$33.00

**** 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: 10/22/2025 10:32 AM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk