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MANAGEMENT CERTIFICATE
for
Lantana Homeowners' Association, Inc.

The undersigned, being the Managing Agent for the Association, submits the following information pursuant to
Section 209.004 of the Code.

This Management Certificate is recorded pursuant to Section 209.004 of the Texas Property Code.

This supersedes any prior Management Certificates filed for this Association.

STATE OF TEXAS §
 §
COUNTY OF GUADALUPE §

1. **Name of Subdivision:**
Collectively known as "Lantana" (the "Subdivision Development")

2. **Name of Association is:**
Lantana Homeowners' Association, Inc. (the "Association")

3. **Recording Data for Subdivision:**
The recording data in the Plat Records of Guadalupe County, Texas are as follows:

Lantana, Unit 1, a subdivision in Guadalupe County, Texas, according to the Map or Plat thereof,
recorded at Volume 6, Page 566 in the Deed and Plat Records of Guadalupe County, Texas.

Lantana, Unit 2, a subdivision in Guadalupe County, Texas, according to the Map or Plat thereof,
recorded at Volume 6, Page 640 in the Deed and Plat Records of Guadalupe County, Texas.

Lantana, Unit 3, a subdivision in Guadalupe County, Texas, according to the Map or Plat thereof,
recorded at Volume 6, Page 691 in the Deed and Plat Records of Guadalupe County, Texas.

4. The recording data for the declaration applicable to the Subdivision Development, and all
amendments thereto, is as follows:

Declaration of Covenants, Conditions, Restrictions for Lantana, recorded at Document No.
2003022463 in the Official Public Records of Guadalupe County, Texas.

First Amendment to the Declaration of Covenants, Conditions, Restrictions for Lantana, recorded
at Document No. 2003025546 in the Official Public Records of Guadalupe County, Texas.

Bylaws of Lantana Homeowners' Association Inc., recorded at Document No. 2003026656 in the
Official Public Records of Guadalupe County, Texas.

Notice of Easement, recorded at Document No. 2004002668 in the Official Public Record of
Guadalupe County, Texas.

Supplemental Amendment to the Declaration of Covenants, Conditions, Restrictions for Lantana
Subdivision, Unit 2, recorded at Document No. 2004003816 in the Official Public Records of
Guadalupe County, Texas.

Notice and Agreement Regarding Lantana Subdivision, Unit 3, recorded at Document No.
2004014251 in the Official Public Records of Guadalupe County, Texas.

Supplemental Amendment to the Declaration of Covenants, Conditions, Restrictions for Lantana Subdivision, Unit 3, recorded at Document No. 2004013255 in the Official Public Records of Guadalupe County, Texas.

Notice of Easement, recorded at Document No. 2004014918 in the Official Public Records of Guadalupe County, Texas.

5. Name and mailing address of Association:

Lantana Homeowners' Association, Inc.
c/o HOA Management Services LLC
227 N. Loop 1604 East, Suite 150
San Antonio, TX 78232

6. Name, mailing address, telephone number and email address of the person managing the Association or it's designated representative is:

HOA Management Services LLC
227 N Loop 1604 East, Suite 150
San Antonio, TX 78232

Telephone: 210-651-2138
Email: info@hoa-mgmt.com

7. Website address of any internet website on which the Association's dedicatory instruments are available:

www.hoa-mgmt.com or www.hoamanagementsanantonio.com

8. Fee(s) related to Property Transfer:

- Resales Disclosure Package: \$375
- Administrative Transfer Fee: \$275 Collected at closing from buyer
- Other fees and details may be found on website:
www.hoamanagementsanantonio.com/buying-selling-home-san-antonio/

9. Other information the Association considers appropriate:

New owners are encouraged to provide email addresses and or cell phone numbers to Associations' representative in #6 above in order to receive emails and or text messages with Association news, alerts, and meeting announcements. Communication preferences may be updated at any time.

Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the Lantana 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.

(signature on following page)

Lantana Homeowners' Association, Inc.

By: Gideon Christose

Print Name: Gideon Christose

Print Title: Managing Partner

STATE OF TEXAS

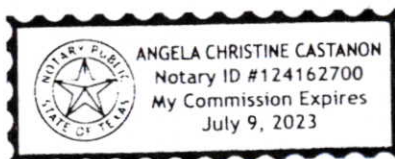
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COUNTY OF GUADALUPE

This instrument was acknowledged and signed before me on this the 10th day of January, 2023 by Gideon Christose the Managing Agent of the Lantana Homeowners' Association, Inc. on behalf of the Association.

Angela C Castanon
Notary Public – State of Texas

After Recording Return To:
HOA Management Services, LLC
227 N Loop 1604 East, Ste. 150
San Antonio, TX 78232



FILED and RECORDED in the OFFICIAL PUBLIC RECORDS

Honorable Teresa Kiel, Guadalupe County Clerk

Document Number: 202399000934
Recorded On: January 12, 2023 11:57 AM
Total Pages: 4
Total Fees: \$34.00

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.

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

Receipt Number: 20230112000075
User: Jeanne C
Station: Recording3

Return To:
ENV-HOA MGMT SERVICES
227 N LOOP 1604 E STE 150

SAN ANTONIO TX 78232

**STATE OF TEXAS
GUADALUPE COUNTY**

**I hereby certify this instrument was 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



Guadalupe County Clerk

Honorable Teresa Kiel
211 W. Court St
Seguin, TX 78155

Main: (830)303-8859 **Schertz:** (210)945-4199

Receipt: 20230112000075
Date: 01/12/2023
Time: 11:57AM
By: Jeanne C
Station: Recording3
Status: DUPLICATE COPY

<u>Seq</u>	<u>Item</u>	<u>Document Description</u>	<u>Doc Number</u>	<u>Number</u>	<u>Amount</u>	<u>Serial Number</u>
1	OPR Recordings	PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE	202399000934	4	\$34.00	

Fund Distributions

Records Management	\$10.00
Records Archive Fee	\$10.00
Courthouse Security	\$1.00
Recording Fees	\$13.00

Order Total (1) \$34.00

<u>Seq</u>	<u>Payment Method</u>	<u>Transaction Id</u>	<u>Comment</u>	<u>Total</u>
1	Credit Card	100259677939	Austin Castanon	\$34.00
Total Payments (1)				\$34.00
Change Due				\$0.00

AUSTIN CASTANON

For more information about the County Clerk's office and to search property records online, please visit www.co.guadalupe.tx.us/coclerk/coclerk.php

Thank you for allowing us to serve you!