

**MANAGEMENT CERTIFICATE FOR  
REGENCY RANCH HOMEOWNERS ASSOCIATION, INC.**

In accordance with the Texas Property Code Section 209.004, the Texas Residential Property Owners Protection Act (the "Act"), this Management Certificate of Regency Ranch Homeowners Association, Inc. shall be recorded in each county in which any portion of the residential subdivision is located – Guadalupe County, Texas. This Management Certificate hereby declares that:

- (1) The name of the subdivision is Regency Ranch (the "Subdivision");
- (2) The name of the association is Regency Ranch Homeowners Association, Inc (the "Association");
- (3) The recording data for the Subdivision is located within the plats recorded in Vol. 10, Page 193, of the Deed and Plat Records of Guadalupe County, Texas.
- (4) The recording data for the Declarations of the Subdivision are Declaration of Covenants, Conditions, and Restrictions Doc# 202499002792 recorded at the Guadalupe County Clerk Deed Records of Guadalupe County, Texas.
- (5) The name and mailing address for the Association is: ALAMO ASSOCIATION MANAGEMENT, LLC DBA ALAMO MANAGEMENT GROUP, c/o SPENCER POWELL located at 2611 N. Loop 1604 W., Suite 100, San Antonio, TX 78258;
- (6) The name, mailing address, telephone number, and email address of the person managing the Association is ALAMO ASSOCIATION MANAGEMENT, LLC DBA ALAMO MANAGEMENT GROUP, c/o SPENCER POWELL located at 2611 N. Loop 1604 W., Suite 100, San Antonio, TX 78258 (210) 485-4088, [dmercado@alamomg.com](mailto:dmercado@alamomg.com)
- (7) The website address where the Association's dedicatory instruments are available in accordance with Section 207.006 of the Act is: <https://www.amghoa.com>
- (8) The fees charged by the Association relating to a property transfer in the Subdivision are: Transfer Fee \$395.00, Resale Certificate \$250.00, Capitalization Fee \$1000.00
- (9) Prospective purchasers and current members are advised to independently examine the subdivision's declarations, bylaws, articles of incorporation and all other governing documents of the Association as may be created, amended or modified, from time to time.

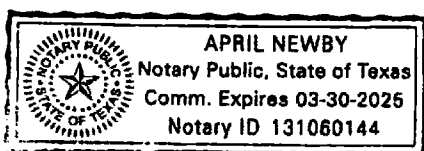
**(SIGNATURE PAGE TO FOLLOW)**

Regency Ranch Homeowners Association, Inc  
**BY ALAMO ASSOCIATION MANAGEMENT, LLC  
DBA ALAMO MANAGEMENT GROUP,  
Its Managing Agent**

By: *David Mercado*  
**DAVID MERCADO**, as Managing Agent  
Representative of  
**ALAMO ASSOCIATION MANAGEMENT, LLC  
DBA ALAMO MANAGEMENT GROUP**

STATE OF TEXAS       §  
                                  §  
COUNTY OF BEXAR   §

SUBSCRIBED AND SWORN TO BEFORE ME by  
*David Mercado*, INC. by ALAMO ASSOCIATION  
MANAGEMENT, LLC DBA ALAMO MANAGEMENT GROUP, Its Managing Agent by DAVID  
MERCADO, Managing Agent Representative of ALAMO ASSOCIATION MANAGEMENT,  
LLC DBA ALAMO MANAGEMENT GROUP, on this the on this the *22<sup>nd</sup>* day of  
*July, 2024*.



*April Newby*  
Notary Public, State of Texas

202499017457

I certify this instrument was ELECTRONICALLY FILED  
and RECORDED in the OFFICIAL PUBLIC RECORDS  
of Guadalupe County, Texas on  
07/25/2024 09:43:50 AM PAGES: 2 LEAH  
TERESA KIEL, COUNTY CLERK



*Teresa Kiel*