

**MANAGEMENT CERTIFICATE
FOR
WELTNER FARMS HOMEOWNERS ASSOCIATION, INC.**

Pursuant to Texas Property Code Section 209.004, WELTNER FARMS HOMEOWNERS ASSOCIATION, INC., a Texas nonprofit corporation, hereby files its management certificate.

1. The name of the subdivision is: Weltner Farms.
2. The name of the Association is: Weltner Farms Homeowners Association, Inc.
3. The recording data for the subdivision is:
 - 1) Final Plat Establishing Weltner Farms Unit 1 recorded as Document No. 202299036725 of the Map and Plat Records of Guadalupe County, Texas
 - 2) Final Plat Establishing Weltner Farms Unit 2 recorded as Document No. 202299036726 of the Map and Plat Records of Guadalupe County, Texas
 - 3) Final Plat Establishing Weltner Farms Unit 4 recorded as Document No. 202399001818 of the Map and Plat Records of Guadalupe County, Texas
4. The recording data for the declaration is:
 - 1) Declaration of Covenants, Conditions, Easements and Restrictions for Weltner Farms recorded on July 24, 2023 as Document No. 202399018297 of the Official Public Records of Guadalupe County, Texas
5. The mailing address of the Association is: 3602 Paesanos Pkwy, #200
San Antonio, Texas 78231
6. The name, mailing address, telephone number, and e-mail address of the person managing the Association or the Association's designated representative is:

Alamo Management Group (AMG)
2611 N Loop 1604 W. Ste 100
San Antonio, TX 78258
Telephone (210) 485-4088
medwards@alamomg.com / legal@alamomg.com
7. The website address of any Internet website on which the association's dedicatory instruments are available in accordance with Section 207.006 is:
<https://www.alamomanagementgroup.com/>
8. The amount and description of a fee or fees charged by the association relating to a property transfer in the subdivision is:

Resale Certificate Fee - \$250.00

Updated Resale Certificate Fee: \$75.00

Transfer Fee - \$395.00

Capitalization Fee - \$500.00

Working Capital Fee - \$500.00

9. Other information the Association considers appropriate:

- 1) Certificate of Formation of Weltner Farms Homeowners Association, Inc. filed with the Texas Secretary of State to incorporate the Association on July 8, 2022 and recorded on August 2, 2022 as Document No. 20299023831 of the Official Public Records of Guadalupe County, Texas
- 2) Bylaws of Weltner Farms Homeowners Association, Inc. recorded on August 2, 2022 as Document No. 20299023831 of the Official Public Records of Guadalupe County, Texas
- 3) Each of the following policies was recorded on September 29, 2023 as Document No. 202399024357 of the Official Public Records of Guadalupe County, Texas:
 - i. Records Production and Copying Policy;
 - ii. Document Retention Policy;
 - iii. Payment Plan Policy;
 - iv. Guidelines for Display of Flags;
 - v. Guidelines for Solar Energy Devices;
 - vi. Guidelines for Rainwater Recovery Systems;
 - vii. Guidelines for Display of Certain Religious Items;
 - viii. Guidelines for Swimming Pool Enclosures; and
 - ix. Guidelines for Security Measures.

[SIGNATURE PAGE FOLLOWS]

EXECUTED AND EFFECTIVE this 28 day of September, 2023.

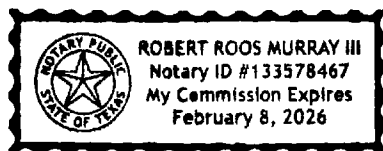
ASSOCIATION:

WELTNER FARMS HOMEOWNERS ASSOCIATION, INC.,
a Texas nonprofit corporation

By: Derek Milikien
Name: Derek Milikien
Title: Director

STATE OF TEXAS §
 §
COUNTY OF Bexar §

On this 28 day of September, 2023, before me, the undersigned notary public, personally appeared Derek Milikien, Director of WELTNER FARMS HOMEOWNERS ASSOCIATION, INC., a Texas nonprofit corporation, known to me to be the person whose name is subscribed to the within instrument, and acknowledged that she or he executed the same for the purposes and consideration set forth therein.



Robert Roos Murray III
Notary Public, in and for the State of Texas

AFTER RECORDING, RETURN TO:

Barton Benson Jones PLLC
Attn: Adrian R. Coronado
2000 Broadway St.
San Antonio, Texas 78215

FILED and RECORDED in the OFFICIAL PUBLIC RECORDS

Honorable Teresa Kiel, Guadalupe County Clerk

Document Number: 202399024615
Recorded On: October 02, 2023 02:16 PM
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: 20231002000125
User: Leah D
Station: Recording3

Return To:
CSC

**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