

**MANAGEMENT CERTIFICATE
FOR THE
CHATEAU DIJON TOWNHOMES OWNERS ASSOCIATION, INC.
BEXAR COUNTY, TEXAS
(TEXAS PROPERTY CODE SECTION 82.116)**

NAME OF CONDOMINIUM REGIME:

Chateau Dijon Townhomes

NAME OF ASSOCIATION:

Chateau Dijon Townhomes Owners Association, Inc.

LOCATION AND MAILING ADDRESS OF ASSOCIATION:

7711 Broadway Suite 22B
San Antonio, Texas 78209

Subdivision Recording Data:

- Plat – Volume 4689, Page 0810

RECORDING DATA OF DEDICATORY INSTRUMENTS:

- Easement Agreement – Document No. 970616
- Declaration – Document No. 914249
- Bylaws – Document No. 20050272320
- Rules and Regulations Concerning Balconies, Patios, and Terraces – Document No. 20190239386
- Rules and Regulations Concerning Fireplaces – Document No. 20200010879
- Notice of Filing – Document No. 20200243388
- Revised Rules and Regulations – Document No. 20210096555
- Notice of Filing – Document No. 20210254795
- Notice of Filing – Document No. 20210345075
- Notice of Filing - Document No. 20200243388
- Notice of Filing - Document No. 20240014275

PROPERTY MANAGER CONTACT INFORMATION:

Name: Simone Perry
Phone Number: (210) 824-6308
Mailing Address: 7711 Broadway Suite 22B, San Antonio, Texas 78209
E-mail Address: propertymanager@chateau-dijon.com

ASSOCIATION'S WEBSITE:


<https://www.chateau-dijon.com>

PROPERTY TRANSFER FEES:

- Resale Certificates: \$250.00
- Transfer Fees: \$200.00
- Questionnaire: \$75.00
- Additional products and documents available upon request to the Property Manager

OTHER INFORMATION:

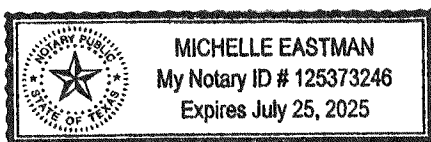
Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other dedicatory instruments of the Association, together with obtaining an official Resale Certificate and performing a comprehensive physical inspection of the unit and common areas, prior to purchase. The purpose of this Management Certificate is to comply with Section 82.116 of the Texas Property Code and to provide information sufficient for a title company to correctly identify the condominium regime and to contact its governing Association. This Management Certificate does not purport to identify every piece of information pertinent to the condominium regime. No person should rely on this Management Certificate for anything other than instructions for contacting the Association. The registered agent for the Association is on file with the Texas Secretary of State.

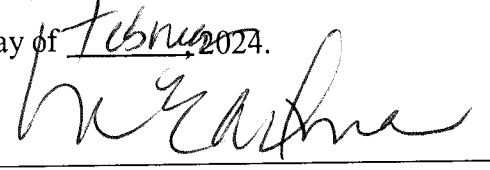

Paula Rast, President
Chateau Dijon Townhomes Owners
Association, Inc.

STATE OF TEXAS §
 §
COUNTY OF BEXAR §

Before me, the undersigned authority, on this day personally appeared Paula Rast, President of the Chateau Dijon Townhomes Owners Association, Inc., a Texas nonprofit corporation, known to be the person and officer whose name is subscribed to the foregoing Management Certificate and acknowledged to me that she had executed the same as the act of said corporation for the purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this 5 day of February, 2024.





Notary Public, State of Texas

File Information

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

Document Number: 20240022658
Recorded Date: February 07, 2024
Recorded Time: 1:45 PM
Total Pages: 3
Total Fees: \$29.00

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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: 2/7/2024 1:45 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk