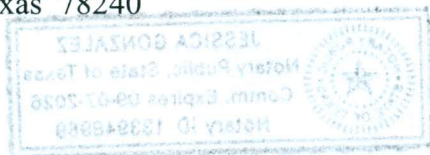


**MANAGEMENT CERTIFICATE
OF
PEMBROKE ESTATES HOMEOWNERS' ASSOCIATION**

This Property Owners Association Management Certificate is being recorded by the Pembroke Estates Homeowners Association, Inc., a non-profit corporation (the "Association") in compliance with the terms of Section 209.004 of the Texas Property Code and supersedes any prior Management Certificate filed by the Association. The Association submits the following information:

1. THE NAME OF THE SUBDIVISION: Pembroke Estates
2. THE NAME OF THE ASSOCIATION: Pembroke Estates Homeowners Association
3. THE RECORDING DATA FOR THE SUBDIVISION: Subdivision Plat recorded in Volume 9508, Pages 66-68 of the Deed and Plat records of Bexar County, Texas, as amended by document of record in Volume 3634, Pages 81-84 Official Public Records of Real Property of Bexar County, Texas, and in Volume 9522, Pages 37-39 of the Deed and Plat Records of Bexar County, Texas.
4. THE RECORDING DATA FOR THE DECLARATIONS AND ANY AMENDMENTS TO THE DECLARATIONS:
 - a. Declaration of Covenants, Conditions, and Restrictions recorded in Volume 3413, Page 549, Official Public Records of Real Property of Bexar County, Texas, as amended by:
 - i. Amended and Restated Declaration of Covenants, Conditions and Restrictions recorded on January 9, 2024 as Document 20240004995, Official Public Records of Real Property of Bexar County, Texas.
 - b. Bylaws
 - i. Second Amended and Restated Bylaws recorded on January 9, 2024 as Document 20240004996, Official Public Records of Bexar County, Texas
 - c. Policy Updates: Meeting Notice, Actions Outside of a Meeting, Architectural Control Committee Membership, Architectural Control Committee Decisions and Appeal to the Board, Procedure Requiring Written Policy Notice to Levy Fine or File Suit or Foreclosure, 209 Violation – Opportunity to Cure the Violation and a Request for a Hearing, Payment Applied Priority Order, Religious Items, Swimming Pool Enclosures, and Security Measures. Recorded on September 1, 2021 as Document 20210243367 in the Official Public Records of Bexar County, Texas.
 - d. Policy Updates: Records Retention, Records Production and Copying Policy. Recorded on June 26, 2012 as Document 20120120348 in the Official Public Records of Bexar County, Texas.
 - e. Policy Updates: Payment Policy for Assessments. Recorded on June 26, 2012 as Document 20120120349 in the Official Public Records of Bexar County, Texas.
 - f. Policy Updates: Rainwater Recovery, Solar Energy Devices, Roofing Materials, Display of Flags, Religious Items and Political Signs. Recorded on June 26, 2012 as Document 20120120350 in the Official Public Records of Bexar County, Texas.
5. THE NAME AND MAILING ADDRESS OF THE ASSOCIATION:

Pembroke Estates Homeowners Association
5804 Babcock Road, #522
San Antonio, Texas 78240



6. THE NAME, MAILING ADDRESS, TELEPHONE NUMBER, AND E-MAIL ADDRESS OF THE ASSOCIATION'S DESIGNATED REPRESENTATIVE:

Board of Directors of the Pembroke Estates Homeowners Association
5804 Babcock Road, #522, San Antonio, Texas 78240
Email address: Board@pe-hoa.org
Phone Number: (210) 387-8615

7. THE WEBSITE ADDRESS OF ANY INTERNET WEBSITE ON WHICH THE ASSOCIATION'S DEDICATORY INSTRUMENTS ARE AVAILABLE: [www. pe-hoa.org](http://www.pe-hoa.org)

8. THE AMOUNT AND DESCRIPTION OF A FEE OR FEES CHARGED BY THE ASSOCIATION RELATING TO A PROPERTY TRANSFER IN THE SUBDIVISION: Zero

9. OTHER INFORMATION THE ASSOCIATION CONSIDERS APPROPRIATE:

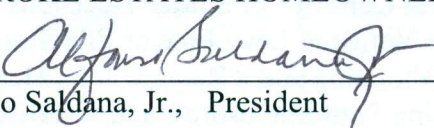
The Pembroke Estates Homeowners Association has an annual assessment of \$800 per lot, last increased in January 2020.

The Pembroke Estates HOA Fine Schedule for Violations of the Covenants, Conditions and Restrictions is publicly available on the PEHOA website ([www. pe-hoa.org](http://www.pe-hoa.org)).

Prospective purchasers are advised to independently examine the Declarations, Bylaws and all other governing documents of the Association, together with obtaining an official Resale Certificate.

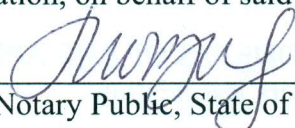
This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. Rather, the purpose of the Management Certificate is to provide information sufficient for a title company or others to correctly identify the Subdivision and to contact the Association. No person should rely on the Management Certificate for anything other than instruction for identifying and contacting the Association. The Registered Agent for the Association is on file with the Texas Secretary of the State.

PEMBROKE ESTATES HOMEOWNERS ASSOCIATION

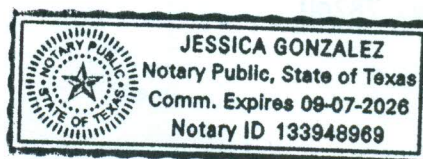
By: 
Alfonso Saldana, Jr., President

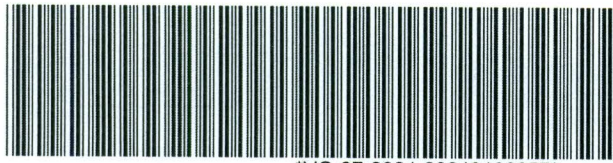
THE STATE OF TEXAS §
COUNTY OF BEXAR §

I hereby certify that the foregoing instrument was acknowledged before me, the undersigned Notary, on the 22 day of August 2024 by Alfonso Saldana, Jr., President, Pembroke Estates Homeowners Association, a Texas non-profit corporation, on behalf of said corporation.


Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Pembroke Estates Homeowners Association
5804 Babcock Rd., Suite #522
San Antonio, TX 78240





VG-87-2024-20240166257

File Information

**FILED IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

Document Number: 20240166257
Recorded Date: September 11, 2024
Recorded Time: 9:14 AM
Total Pages: 3
Total Fees: \$29.00

**** 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 FILED in File Number Sequence on this date and at the time stamped hereon by me and was duly RECORDED in the Official Public Record of Bexar County, Texas on:
9/11/2024 9:14 AM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk