

**PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE**  
*for*  
**THE HEIGHTS AT STONE OAK HOMEOWNERS' ASSOCIATION, INC.**

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THE STATE OF TEXAS       §  
   §  
 COUNTY OF BEXAR         §

The undersigned, HEATHER LEYVA, a Community Association for AAM Community Management, LLC, the Managing Agent for "The Heights at Stone Oak" Homeowners' Association, Inc., a nonprofit corporation (the "Association") organized and existing under the laws of the State of Texas, submits the following information pursuant to TEX. PROP. CODE § 209.004 which supersedes any prior Management Certificate filed by the Association:

1.     Name of the Subdivision:                     The Heights at Stone Oak
2.     Name of Association:                         "The Heights at Stone Oak" Homeowners' Association, Inc.
3.     Recording Data for the Subdivision:     Deed and Plat Records of Bexar County, Texas

Subdivision Name / Unit Number	Document Number	Volume	Page
That property described by metes and bounds legal description in Declaration of Easements, Restrictions, Covenants, Conditions, Charges and Liens for "The Heights at Stone Oak" A Planned Unit Development in the City of San Antonio, Texas	2000-0027336	8315	105
Plat – The Heights at Stone Oak PUD Unit 1		9545	53-55
Plat – The Heights at Stone Oak PUD Unit 2		9545	56
Plat – The Heights at Stone Oak PUD Unit 3		9545	62
Plat – The Reserve - The Heights at Stone Oak PUD POD I		9544	105-106
Plat – The Palisades - The Heights at Stone Oak PUD POD J		9544	107-109
Plat – Bent Tree - The Heights at Stone Oak PUD, POD L Unit 2		9549	116-118
Plat – The Heights at Stone Oak PUD, POD L, Unit 2		9561	126
Plat – The Heights at Stone Oak PUD, POD G, Unit 1		9554	163-164
Plat – The Heights at Stone Oak PUD, POD G, Unit 3		9562	110
Plat – The Heights at Stone Oak II PUD, Parcel "E" Unit 1		9533	199
Plat – Reflections - The Heights at Stone Oak PUD, POD D, Unit 1		9559	149
Plat – Reflections - The Heights at Stone Oak PUD, POD D, Unit 1		9563	206
Plat – Estancia - The Heights at Stone Oak PUD, POD E, Unit 1		9560	166

Plat – Estancia - The Heights at Stone Oak PUD, POD E, Unit 2		9564	67
Amending Plat – Estancia - The Heights at Stone Oak PUD, POD E, Unit 1 & Unit 2		9576	117
Plat – Estancia - Heights at Stone Oak PUD, POD E, Unit 3		9601	58
Plat – Majestic Oaks - The Heights at Stone Oak PUD, POD F, Unit 1		9560	15
Plat – Majestic Oaks - The Heights at Stone Oak PUD, POD F, Unit 2		9576	63
Amending Plat – Majestic Oaks - The Heights at Stone Oak PUD, POD F, Unit 2		9614	13
Plat – The Gardens - The Heights at Stone Oak PUD, POD K		9546	116
Plat – Legacy Oaks - The Heights at Stone Oak PUD, POD H		9546	29-31
Plat – Enchanted Oaks - The Heights at Stone Oak PUD, POD G, Unit 1		9554	163-164
Plat – Enchanted Oaks - The Heights at Stone Oak PUD, POD G, Unit 2		9672	49
Plat – Enchanted Oaks - The Heights at Stone Oak PUD, POD G, Unit 3		9562	110
Plat – The Reserve – The Heights at Stone Oak PUD, POD A, Unit 2, Phase 2		9595	119
Plat – The Reserve – The Heights at Stone Oak PUD, POD A Unit 3, Phase 2		9673	205
Plat – Stately Oaks - The Heights at Stone Oak PUD, POD A, Unit 3, Phase 1		9651	168
Plat – Park Hill - The Heights at Stone Oak PUD, POD B, Unit 1		9571	175-178
Plat – “The Enclave” - Heights at Stone Oak PUD Townhomes		9607	79
Plat – Waterford Heights - Heights at Stone Oak PUD, POD C		9550	203-206

4. Recording Data for the Declaration, Amendments, Articles, Bylaws and Policies as of the date hereof: Recorded in the Official Public Records of Real Property of Bexar County, Texas

<b>Covenants, Conditions, and Restrictions</b>	<b>Document Number</b>	<b>Volume</b>	<b>Page</b>
Declaration of Easements, Restrictions, Covenants, Conditions, Charges and Liens for “The Heights at Stone Oak” A Planned Unit Development in the City of San Antonio, Texas	2000-0027336	8315	105
<b>Majestic Oaks</b> Subdivision Restrictions	97-0069924	7095	1656
<b>Majestic Oaks</b> Amendment to Subdivision Restrictions for Majestic Oaks	97-0108236	7161	19

<b>The Retreat Subdivision</b> A Subdivision in “The Heights at Stone Oak” Supplemental Declaration of Easements, Restrictions, Covenants, Conditions, Charges and Liens for The Heights at Stone Oak, Incorporating POD I as Part of the Properties	2000-0027337	8315	192
<b>The Palisades Subdivision</b> A Subdivision in “The Heights at Stone Oak” Supplemental Declaration of Easements, Restrictions, Covenants, Conditions, Charges and Liens for The Heights at Stone Oak, Incorporating POD J as Part of the Properties	2000-0027338	8315	209
<b>The Gardens Subdivision</b> A Subdivision in “The Heights at Stone Oak” Supplemental Declaration of Easements, Restrictions, Covenants, Conditions, Charges and Liens for The Heights at Stone Oak, Incorporating POD K as Part of the Properties	2000-0207930	8669	747
<b>Legacy Oaks Subdivision</b> A Subdivision in “The Heights at Stone Oak” Supplemental Declaration of Easements, Restrictions, Covenants, Conditions, Charges and Liens for The Heights at Stone Oak, Incorporating POD H “The Heights at Stone Oak” as Part of the Properties	2000-0030126	8320	918
<b>Waterford Heights</b> A Subdivision in “The Heights at Stone Oak” Supplemental Declaration of Easements, Restrictions, Covenants, Conditions, Charges and Liens for The Heights at Stone Oak, Incorporating POD C as Part of the Properties	2001-0108382	8942	405
<b>Enchanted Oaks Subdivision</b> A Subdivision in “The Heights at Stone Oak” Supplemental Declaration of Easements, Restrictions, Covenants, Conditions, Charges and Liens for The Heights at Stone Oak, Incorporating POD G, Unit 1, as Part of the Properties	20020388827	9506	684
<b>Majestic Oaks Subdivision</b> A Subdivision in “The Heights at Stone Oak” Supplemental Declaration of Easements, Restrictions, Covenants, Conditions, Charges and Liens for The Heights at Stone Oak, Incorporating POD F, Unit 1, as Part of the Properties	20040051726	10615	98
<b>The Estancia Subdivision</b> A Subdivision in “The Heights at Stone Oak” Supplemental Declaration of Easements, Restrictions, Covenants, Conditions, Charges and Liens for The Heights at Stone Oak, Incorporating POD E, Unit 1, as Part of the Properties	20040274548	11106	1494
<b>Enchanted Oaks Subdivision</b> A Subdivision in “The Heights at Stone Oak”	20050045044	11256	808

Supplemental Declaration of Easements, Restrictions, Covenants, Conditions, Charges and Liens for The Heights at Stone Oak, Incorporating POD G, Unit 3, as Part of the Properties			
<b>Bent Tree</b> A Subdivision in "The Heights at Stone Oak" Supplemental Declaration of Easements, Restrictions, Covenants, Conditions, Charges and Liens for The Heights at Stone Oak, Incorporating POD L, as Part of the Properties	2001-0006760	8707	1692
<b>Bent Tree</b> A Subdivision in "The Heights at Stone Oak" Supplemental Declaration of Easements, Restrictions, Covenants, Conditions, Charges and Liens for The Heights at Stone Oak, Incorporating POD L, Unit 2, as Part of the Properties	20050091346	11360	1056
<b>Estancia Subdivision</b> A Subdivision in "The Heights at Stone Oak" Supplemental Declaration of Easements, Restrictions, Covenants, Conditions, Charges and Liens for The Heights at Stone Oak, Incorporating POD E, Unit 2, as Part of the Properties	20050126881	11443	1796
<b>Park Hill Subdivision</b> A Subdivision in "The Heights at Stone Oak" Supplemental Declaration of Easements, Restrictions, Covenants, Conditions, Charges and Liens for The Heights at Stone Oak, Incorporating POD B, Unit 1, as Part of the Properties	20070241368	13163	2110
<b>Majestic Oaks Subdivision</b> A Subdivision in "The Heights at Stone Oak" Supplemental Declaration of Easements, Restrictions, Covenants, Conditions, Charges and Liens for The Heights at Stone Oak, Incorporating POD F, Unit 2, as Part of the Properties	20070158184	12979	222
<b>The Reserve</b> A Subdivision in "The Heights at Stone Oak" Supplemental Declaration of Easements, Restrictions, Covenants, Conditions, Charges and Liens for The Heights at Stone Oak, Incorporating POD A, Unit 2, Phase 2 as Part of the Properties	20080217613	13708	2219
<b>The Heights at Stone Oak PUD Townhomes Neighborhood</b> A Subdivision in "The Heights at Stone Oak" Supplemental Declaration of Easements, Restrictions, Covenants, Conditions, Charges and Liens for The Heights at Stone Oak, PUD, Incorporating The Heights at Stone Oak PUD Townhomes, as Part of the Properties	20090202396	14216	188
<b>Estancia Subdivision</b> A Subdivision in "The Heights at Stone Oak" Supplemental Declaration of Easements, Restrictions, Covenants, Conditions, Charges and Liens for The	20100116819	14544	468

Heights at Stone Oak, Incorporating POD F, Unit 3, as Part of the Properties			
<b>Enchanted Oaks Subdivision</b> A Subdivision in “The Heights at Stone Oak” Supplemental Declaration of Easements, Restrictions, Covenants, Conditions, Charges and Liens for The Heights at Stone Oak, Incorporating POD G, Unit 4, as Part of the Properties	20120016926	15331	645
<b>Enchanted Oaks Subdivision</b> A Subdivision in “The Heights at Stone Oak” Supplemental Declaration of Easements, Restrictions, Covenants, Conditions, Charges and Liens for The Heights at Stone Oak, Incorporating POD G, Unit 2, as Part of the Properties	20140191217	16947	661
<b>Reflections Subdivision</b> A Subdivision in “The Heights at Stone Oak” Supplemental Declaration of Easements, Restrictions, Covenants, Conditions, Charges and Liens for The Heights at Stone Oak, Incorporating POD D, Unit 1 as Part of the Properties	20040135820	10805	1375
<b>Reflections Subdivision</b> A Subdivision in “The Heights at Stone Oak” Supplemental Declaration of Easements, Restrictions, Covenants, Conditions, Charges and Liens for The Heights at Stone Oak, Recognizing POD D, Unit 2 as Part of the Reflections Neighborhood	20150182893	17472	1817
<b>Waterford Heights</b> A Subdivision in “The Heights at Stone Oak” Supplemental Declaration of Easements, Restrictions, Covenants, Conditions, Charges and Liens for The Heights at Stone Oak, Incorporating POD C, as Part of the Properties and Creating “Waterford Heights” as a Neighborhood	2001-0108382	8942	405
<b>Stately Oaks Subdivision</b> A Subdivision in “The Heights at Stone Oak” Supplemental Declaration of Easements, Restrictions, Covenants, Conditions, Charges and Liens for The Heights at Stone Oak, Incorporating POD A, Unit 3, Phase 1, into "The Heights of Stone Oak” as Part of the Properties	20130062806	16025	1169
Assignment of Modifications Committee Authority	20130204449	16365	971
<b>The Reserve</b> A Subdivision in “The Heights at Stone Oak” Supplemental Declaration of Easements, Restrictions, Covenants, Conditions, Charges and Liens for The Heights at Stone Oak, Incorporating POD A, Unit 3, Phase 2 as Part of the Properties	20140209100	16990	2157
<b>Articles and Bylaws</b>	<b>Document Number</b>	<b>Volume</b>	<b>Page</b>

Management Certificate for The Heights at Stone Oak Homeowners' Association, Inc., with attached: Articles of Incorporation of "The Heights at Stone Oak" Homeowners' Association, Inc. (Exhibit "A"); and By-Laws of "The Heights at Stone Oak" Homeowners' Association, Inc. (Exhibit "B")	20080010938	13310	448
Amended and Restated Bylaws of "The Heights at Stone Oak" Homeowners' Association, Inc.	20130091940	16096	1893
<b>Policies, Rules, Resolutions, and Guidelines</b>	<b>Document Number</b>	<b>Volume</b>	<b>Page</b>
1 <sup>st</sup> Amendment to the Management Certificate for The Heights at Stone Oak Homeowners' Association, Inc., with attached: Records Retention Policy, Records Inspection Policy, Payment Plan Policy, Email Registration Policy, Membership Voting Policy, Architectural Guidelines for: Solar Panels, Flag and Flag Poles, Roof Shingles, Rain Barrels and Religious Symbol displays	20110207749	15232	2364
2 <sup>nd</sup> Amendment to the Management Certificate for The Heights at Stone Oak Homeowners' Association, Inc., with attached: Resolution Statement of Towing Policy Resolution Involuntary Maintenance Policy Resolution Statement of Fine Policy	20120143394	15610	1675
Property Owners' Association Management Certificate 5 <sup>th</sup> Amendment for The Heights at Stone Oak Homeowners' Association, Inc., with attached: Assignment of Modifications Committee Authority, Collection Policy, Violation Policy, Records Retention Policy, Records Inspection Policy, Payment Plan Policy, Email Registration Policy, Membership Voting Policy, Email Registration Policy, Religious Item Display Guidelines, Solar Energy Device Guidelines, Roofing Material Guidelines, Rainwater Collection Devices Guidelines, Flag Display Guidelines, Drought-Resistant Landscaping and Natural Turf Guidelines, Assessment Collection Policy, Schedule of Collection Procedures / Collection Policy, Violation Enforcement Resolution, Violation Schedule, Application of Payment Policy, Guidelines for Land Use of Adjacent Lots, Conflict of Interest Policy,	20130243718	16452	461
Property Owners' Association Management Certificate 7 <sup>th</sup> Amendment for The Heights at Stone Oak Homeowners' Association, Inc., with attached: Incurable Violation Enforcement Policy, Electronic and Telephonic Action Policy; Payment Plan Policy; Solar Energy Device Guidelines; Standby Electric Generators Guidelines	20150206079	17525	1564
Affidavit in Compliance with Section 202.006 of the Texas Property Code, with attached: Resolution	20210217410		

The Heights at Stone Oak Homeowners' Association, Inc. Regarding Date of Delinquency and Fine Policy The Heights at Stone Oak Homeowners' Association, Inc. Statement of Fine Policy			
Affidavit in Compliance with Tex. Prop. Code § 202.006 with attached: Parking and Towing Policy	20210268599		
Affidavit in Compliance with Tex. Prop. Code § 202.006 The Heights at Stone Oak Homeowners' Association, Inc. Resolution Adopting Policies: Collection and Payment Plan Policy, Board Hearing Policy, Religious Display Policy, Security Measures Policy, Swimming Pool Enclosures Policy, Association Contracts and Solicitation of Binds Policy, and Xeriscape Design Policy	20220031160		

5. Association Fees Related to Property Transfer:

Resale Certificate Fee \$400.00 submitted through [www.homewisedocs.com](http://www.homewisedocs.com)  
Transfer Fee Due at Time of Closing \$150.00

6. Mailing Address for the Association:

“The Heights at Stone Oak” Homeowners’ Association, Inc.  
c/o AAM Community Management, LLC  
16414 San Pedro Avenue, Suite 240  
San Antonio, Texas 78232

7. Association Management or Representative and Contact Information:

AAM Community Management, LLC  
16414 San Pedro Avenue, Suite 240  
San Antonio, Texas 78232  
Phone: 210-342-1181  
Fax: 210-349-4477  
[hleyva@AssociatedAsset.com](mailto:hleyva@AssociatedAsset.com)

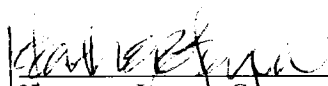
8. Association Website:

[www.THASO.org](http://www.THASO.org)

Executed on this 15<sup>th</sup> day of March, 2022.

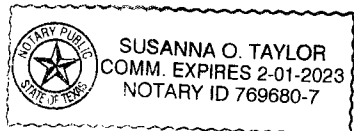
“THE HEIGHTS AT STONE OAK” HOMEOWNERS’ ASSOCIATION, INC.

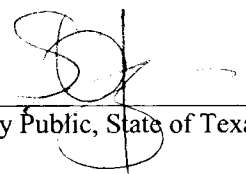
By: AAM Community Management, LLC

By:   
HEATHER LEYVA, Community Manager,  
AAM Community Management, LLC,  
Managing Agent

STATE OF TEXAS §  
§  
COUNTY OF BEXAR §

BEFORE ME, the undersigned notary public, on this 15<sup>th</sup> day of March, 2022, personally appeared HEATHER LEYVA, Community Manager of AAM Community Management, LLC, the Managing Agent for “THE HEIGHTS AT STONE OAK” HOMEOWNERS’ ASSOCIATION, INC., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and in the capacity therein expressed.



  
Notary Public, State of Texas

AFTER RECORDING, RETURN TO:  
Michael B. Thurman  
THURMAN & PHILLIPS, P.C.  
4093 De Zavala Road  
Shavano Park, Texas 78249  
Phone: (210) 341-2020



**File Information**

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LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

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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: 3/17/2022 10:51 AM



*Lucy Adame-Clark*  
Lucy Adame-Clark  
Bexar County Clerk