

**MANAGEMENT CERTIFICATE FOR
THE SETTLEMENT AT GRUENE PROPERTY OWNERS ASSOCIATION, INC.**

The following information is being provided pursuant to Section 209.004, Texas Property Code:

1. Name of subdivision: The Settlement at Gruene
2. Name of the association: The Settlement at Gruene Property Owners Association, Inc.
3. Mailing address: 14603 Huebner Road, Bldg. 40
San Antonio, TX 78230
4. Subdivision plat information: Unit 1: Document Number 201606041141;

Unit 2: Document Number 201606041150, vacated and replatted by Document Number 201806034425;

Unit 3: Document Number 201806034438, corrected by Document Number 201806048114; and,

Unit 4: Document Number 201806043897, Map and Plat records of Comal County, Texas
5. Declaration information: Declaration of Covenants, Conditions and Restrictions for The Settlement at Gruene, executed on February 17, 2017, recorded in Document Number 201706005575, Official Public Records of Comal County, Texas, as amended by First Amendment to Declaration of Covenants, Conditions and Restrictions for The Settlement at Gruene, executed on June 23, 2017, recorded in Document Number 201706030062, Official Public Records of Comal County, Texas, as further amended by Second Amendment to Declaration of Covenants, Conditions, and Restrictions for The Settlement at Gruene, executed on December 23, 2021, recorded in Document Number 202106066428 and re-recorded in Document Number 202206002226, Official Public Records of Comal County, Texas, as further amended by The Settlement at Gruene Notice of Working Capital Assessment, executed on January 26, 2023, recorded in Document Number 202306002690, Official Public Records of Comal County, Texas
6. Association management or representative: Diamond Association Management & Consulting
14603 Huebner Road, Bldg. 40
San Antonio, TX 78230
Telephone: (210) 561-0606
Email: resales@damctx.com
7. Website address: www.settlementatgruene.com
8. Property transfer fees: Transfer Fee: \$225.00
Reserve Fund Fee: \$300.00
Resale Fee: \$225.00 (optional, only if ordered)

THE SETTLEMENT AT GRUENE PROPERTY
OWNERS ASSOCIATION, INC.,
a Texas non-profit corporation

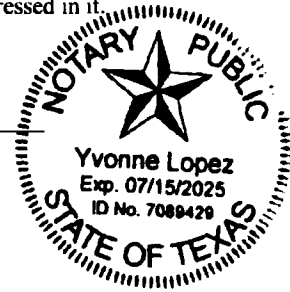
By: Rodney Herrera, Managing Agent

STATE OF TEXAS §
 §
COUNTY OF COMAL §

Before me, the undersigned notary public, on this day personally appeared Rodney Herrera, Managing Agent of The Settlement at Gruene Property Owners Association, Inc., known to me or proved to me by presentation to me of a governmentally-issued identification card to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed it for the purposes and consideration expressed in it.

Given under my hand and seal of office the 1st day of April, 2025.

Notary Public, State of Texas



8888.001/2695790

AFTER RECORDING RETURN TO:
Allen, Stein & Durbin, P.C.
Attorneys at Law
P.O. Box 101507
San Antonio, TX 78201

**Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
04/11/2025 03:50:51 PM
TERRI 2 Pages(s)
202506010521**



Bobbie Koepp