

**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE**  
*for*  
**281 EAST HOMEOWNERS ASSOCIATION**

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THE STATE OF TEXAS       §  
   §  
 COUNTY OF BEXAR         §

The undersigned, being the Managing Agent for Diamond Association Management and Consulting, the property manager for 281 EAST HOMEOWNERS ASSOCIATION, a non-profit corporation ("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:                     Mountain Lodge
2.     Name of Association:                       281 East Homeowners Association (also known as Mountain Lodge Homeowners Association)
3.     Recording Data for the Subdivision:     Deed and Plat Records of Bexar County, Texas

<b>Subdivision Name / Unit Number</b>	<b>Volume</b>	<b>Page</b>
Plat – Laredo Springs Subdivision, Unit-1	9545	70-73
Plat – Laredo Springs, Unit-1A	9545	74
Plat – Laredo Springs Subdivision, Unit-1B	9550	74
Plat – Laredo Springs Subdivision, Unit-2	9550	84-88
Plat – Laredo Springs Subdivision, Unit-2 (Amending Plat)	9575	145
Plat – Laredo Springs Subdivision, Unit-2A (Replat and Subdivision Plat)	9553	149-150
Plat – Laredo Springs, Unit-2B	9554	213
Plat – Laredo Springs Subdivision, Unit-1D	9663	178
Plat – Laredo Springs Rec Center	9554	44
Plat – Mountain Lodge Subdivision, Unit-3A1	9557	122
Plat – Mountain Lodge Subdivision, Unit-3A1 (Replat)	9559	121-122
Plat – Mountain Lodge, Unit-3A2	9592	71
Plat – Mountain Lodge Subdivision, Unit-5A1	9560	27
Plat – Mountain Lodge Subdivision, Unit-5A2	9563	98
Plat – Mountain Lodge Subdivision, Unit-5A3	9568	66
Plat – Mountain Lodge, Unit-5B (Replat and Subdivision Plat)	9570	150-151
Plat – Mountain Lodge, Unit-6A1	9563	15
Plat – Mountain Lodge, Unit-6A2	9571	101-103
Plat – Mountain Lodge, Unit-6A3/6A4 (Replat and Subdivision Plat)	9574	189-190
Plat – Mountain Lodge, Unit-6A5 (Replat)	9630	95
Plat – Mountain Lodge, Unit-6B1	9569	210
Plat – Mountain Lodge, Unit-6B2/6B3	9573	222
Plat – Mountain Lodge, Unit-6B2/6B3 (Amending Plat)	9577	38
Plat – Mountain Lodge Subdivision, Unit-7	9553	128-133

Plat – Mountain Lodge Subdivision, Unit-7 (Lots 2 through 11 and 25, Block 2, CB 4925) (Amending Plat)	9559	124-125
Plat – Mountain Lodge, Unit-7A	9553	121
Plat – Mountain Lodge, Unit-7B (Replat)	9554	172
Plat – Mountain Lodge, Unit-8A (Replat and Subdivision Plat)	9614	115-118
Plat – Mountain Lodge Subdivision, Unit-9 (Replat and Subdivision Plat)	9568	28-29

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>
Master Declaration of Covenants, Conditions and Restrictions 281 East Land, San Antonio, Texas	99-0210761	8202	524
Supplemental Declaration of Covenants, Conditions and Restrictions for Mountain Lodge San Antonio, Texas	99-0210760	8202	516
Amendment to Master Declaration of Covenants, Conditions and Restrictions for 281 East Land, San Antonio, Texas	20040122528	10774	1422
Second Amendment to Master Declaration of Covenants, Conditions and Restrictions for 281 East Land, San Antonio, Texas	20050014380	11189	1411
Third Amendment to Master Declaration of Covenants, Conditions and Restrictions for 281 East Land, San Antonio, Texas (re-filed on September 19, 2006)	20060227473	12399	1928
Fourth Amendment to Master Declaration of Covenants, Conditions and Restrictions for 281 East Land, San Antonio, Texas	20090200834	14213	40
Fifth Amendment to Master Declaration of Covenants, Conditions and Restrictions for 281 East Land, San Antonio, Texas	20130039555	15967	2130
Supplemental Declaration of Covenants, Conditions and Restrictions for Mountain Lodge Unit 2 and 2A, San Antonio, Texas	2000-0182040	8616	1454
First Amendment to Supplemental Declaration of Covenants, Conditions and Restrictions for Mountain Lodge, Unit 2 and 2A, San Antonio, Texas	20010189609	9106	1322
Supplemental Declaration of Covenants, Conditions and Restrictions for Mountain Lodge, Unit-3A1, San Antonio, Texas	20030176172	10150	793
Supplemental Declaration of Covenants, Conditions and Restrictions for Mountain Lodge, Unit-5A1, San Antonio, Texas	20030180116	10159	1571
First Amendment to Supplemental Declaration of Covenants, Conditions and Restrictions for Mountain Lodge, Unit-5A1, San Antonio, Texas	20030205550	10221	2019
Supplemental Declaration of Covenants, Conditions and Restrictions for Mountain Lodge, Unit-5A2, San Antonio,	20040038185	10583	410

Texas			
First Amendment to Supplemental Declaration of Covenants, Conditions and Restrictions for Mountain Lodge, Unit 5A2, San Antonio, Texas	20040255396	11065	2074
Supplemental Declaration of Covenants, Conditions and Restrictions for Mountain Lodge, Unit-5B, San Antonio, Texas	20060147454	12206	1387
Supplemental Declaration of Covenants, Conditions and Restrictions for Mountain Lodge, Unit 6A-1, San Antonio, Texas	20040241421	11032	1586
Supplemental Declaration of Covenants, Conditions and Restrictions for Mountain Lodge, Unit 6A-2 North, San Antonio, Texas	20050240148	11707	2417
Supplemental Declaration of Covenants, Conditions and Restrictions for Mountain Lodge, Unit 6A-2 South, San Antonio, Texas	20050240146	11707	2401
Supplemental Declaration of Covenants, Conditions and Restrictions for Mountain Lodge, Unit-6A3 and 6A4, San Antonio, Texas	20070095331	12830	108
Supplemental Declaration of Covenants, Conditions and Restrictions for Mountain Lodge, Unit 6B-1, San Antonio, Texas	20050014402	11189	1523
Supplemental Declaration of Covenants, Conditions and Restrictions for Mountain Lodge and Supplemental Declaration of Covenants, Conditions and Restrictions for Mountain Lodge Units 6B-2 and 6B-3, San Antonio, Texas	20060148873	12209	1308
Supplemental Declaration of Covenants, Conditions and Restrictions for Mountain Lodge, Unit 7, San Antonio, Texas (Fairway Bridge)	20020285364	9303	2350
Supplemental Declaration of Covenants, Conditions and Restrictions for Mountain Lodge, Unit 8, San Antonio, Texas	20100192228	14698	2210
Supplemental Declaration of Covenants, Conditions and Restrictions for Mountain Lodge, Unit 9, San Antonio, Texas	20050282341	11805	626
Amendment to Supplemental Declarations of Covenants, Conditions and Restrictions for Mountain Lodge, San Antonio, Texas	20120147195	15620	1714
<b>Articles and Bylaws</b>	<b>Document Number</b>	<b>Volume</b>	<b>Page</b>
Notice of Filing of By-Laws of 281 East Land Homeowners Association	20040216124	10979	800
Notice of Filing of Dedicatory Instruments for 281 East Homeowners Association with attached: Articles of Incorporation	20060088232	12066	571
First Amendment to the Bylaws of 281 East Homeowners Association (also known as Mountain Lodge Homeowners Association)	20100145569	14601	23
Affidavit in Compliance with Tex. Prop. Code § 202.006	20170189664	18757	1347

with attached: First Amendment to the Bylaws of 281 East Homeowners			
Affidavit in Compliance with Tex. Prop. Code § 202.006 with attached: Corrected Second Amendment to the Bylaws of 281 East Homeowners Association; and Third Amendment to the Bylaws of 281 East Homeowners Association	20200183128		
<b>Policies, Rules, Resolutions, and Guidelines</b>	<b>Document Number</b>	<b>Volume</b>	<b>Page</b>
Resolution of the New Construction Committee of 281 East Homeowners Association Adopting Architectural Guidelines for Storage Buildings	20110060783	14916	2376
Notice of Filing of Dedicatory Instruments of 281 East Land Homeowners Association, Inc. (aka Mountain Lodge Homeowners Association) with attached: Mountain Lodge Swimming Pool Rules & Regulations	20120030489	15360	120
281 East Land Homeowners Association, Inc. (aka Mountain Lodge Homeowners Association) Board of Directors Resolution for One Gate to Remain Open During Day During Association Development and Construction Period	20120030494	15360	140
Affidavit in Compliance with Section 202.006 of the Texas Property Code with attached: Architectural Guidelines Applicable to Garden Shade Covers	20150156272	17411	708
Affidavit in Compliance with Section 202.006 of the Texas Property Code with attached: 281 East Homeowners Association Flag Display Policy	20150242203	17608	934
Affidavit in Compliance with Section 202.006 of the Texas Property Code with attached: Resolution of the Board of Directors of 281 East Homeowners Association Regarding Placement of Signage or Items in or on Common Areas	20150035319	17112	894
Affidavit in Compliance with Section 202.006 of the Texas Property Code with attached: 281 East Homeowners Association Prohibition of Hunting Policy	20160019046	17676	1576
Affidavit in Compliance with Section 202.006 of the Texas Property Code with attached: 281 East Homeowners Association Resolution Regarding Motorized Vehicles Policy	20190042686		
Affidavit in Compliance with Section 202.006 of the Texas Property Code with attached: 281 East Homeowners Association Resolution Adopting Pet Policy	20210139768		
Affidavit in Compliance with Section 202.006 of the Texas Property Code with attached: 281 East Homeowners Association Resolution Adopting: Collection and Payment Plan Policy, Board Hearing Policy, Religious Display Policy, Security Measures Policy, Swimming Pool Enclosures Policy, and Association Contracts and Solicitation of Bids Policy	20210242262		

Affidavit in Compliance with Section 202.006 of the Texas Property Code with attached: 281 East Homeowners Association Resolution Approving Exterior Light Policy	20230031650		
Affidavit in Compliance with Section 202.006 of the Texas Property Code with attached: 281 East Homeowners Association Resolution Adopting Restatement Parking and Towing Policy	20230031653		
Affidavit in Compliance with Section 202.006 of the Texas Property Code with attached: 281 East Homeowners Association Resolution Adopting Policies: Restated Records Retention and Destruction Policy and Restated Records Production and Copying Policy	20230051982		
Affidavit in Compliance with Section 202.006 of the Texas Property Code with attached: 281 East Homeowners Association Resolution Adopting Generators Policy	20230051994		
Affidavit in Compliance with Section 202.006 of the Texas Property Code with attached: 281 East Homeowners Association Resolution Adopting Rainwater Collection Systems Policy	20230051997		
Affidavit in Compliance with Texas Property Code with attached: 281 East Homeowners Association Resolution Adopting Collection and Payment Plan Policy and Fine Policy	20230216392		
Affidavit in Compliance with Texas Property Code with attached: 281 East Homeowners Association Resolution Adopting Amended and Restated Security Measures Policy	20230224644		

5. Association Fees Relating to Property Transfer:

Resale Certificate Fee                      \$175.00  
Transfer Fee Due at Time of Closing      \$175.00

6. Mailing Address for the Association:

281 East Homeowners Association  
14603 Huebner Road, Building 40  
San Antonio, Texas 78230

7. Association Management or Representative and Contact Information:


Diamond Association Management and Consulting  
14603 Huebner Road, Building 40  
San Antonio, Texas 78230  
210-561-0606 Phone  
210-690-1125 Fax  
[resales@damctx.com](mailto:resales@damctx.com)

8. Association Website:  
www.mountainlodgehow.nabrnetwork.com

Executed on this 13 day of December, 2023.

281 EAST HOMEOWNERS ASSOCIATION

By:

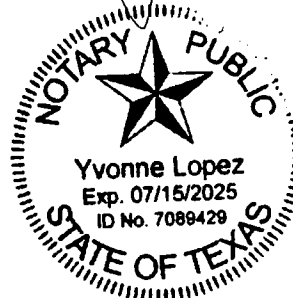
  
\_\_\_\_\_  
RODNEY HERRERA, Managing Agent  
Diamond Association Management  
And Consulting

STATE OF TEXAS       §  
                                  §  
COUNTY OF BEXAR   §

BEFORE ME, the undersigned notary public, on this 13<sup>th</sup> day of December, 2023, personally appeared RODNEY HERRERA, Managing Agent of Diamond Association Management and Consulting, the Property Manager of 281 EAST HOMEOWNERS ASSOCIATION, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and in the capacity therein expressed.

  
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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**

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

**Document Number:** 20230229007  
**Recorded Date:** December 18, 2023  
**Recorded Time:** 9:05 AM  
**Total Pages:** 7  
**Total Fees:** \$46.00

**\*\* 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 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: 12/18/2023 9:05 AM



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