

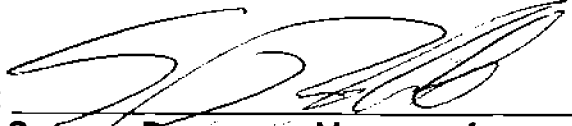
**MANAGEMENT CERTIFICATE FOR
SAN ANTONIO CHAMPIONS PARK HOMEOWNERS' ASSOCIATION**

In accordance with the Texas Property Code Section 209.004, the Texas Residential Property Owners Protection Act (the "Act"), this Management Certificate of San Antonio Champions Park Homeowners Association, Inc. shall be recorded in each county in which any portion of the residential subdivision is located – Bexar County, Texas. This Management Certificate hereby declares that:

- (1) The name of the subdivision is Champions Park, Unit 1 (the "Subdivision");
- (2) The name of the association is San Antonio Champions Park Homeowners Association, Inc. (the "Association");
- (3) The recording data for the Subdivision is located within the plats recorded in Unit 1: Vol.9567, Page 161-162; Unit 2: Volume 9573, Page 152-154; Unit 2 Amended Vol. 9576, Page 48; Unit 3: vol. 9637, Page 117-121; Unit 5: & 6, Vol. 9571, Page 184-186, of the Deed and Plat Records of Bexar County, Texas;
- (4) The recording data for the Declarations of the Subdivision are Declaration of Covenants, Conditions, and Restrictions recorded at Document 20050254496; 1st Amendment Document 20060085004; Annexation Unit 2: Document 20070024548; Annexation Unit 5 & 6 Document 2006019769; Project Owner Consent Document 20050254495 Deed Records of Bexar County, Texas;
- (5) The name and mailing address for the Association is: ALAMO ASSOCIATION MANAGEMENT, LLC DBA ALAMO MANAGEMENT GROUP, c/o SPENCER POWELL located at 2611 N. Loop 1604 W., Suite 100, San Antonio, TX 78258;
- (6) The name, mailing address, telephone number, and email address of the person managing the Association is ALAMO ASSOCIATION MANAGEMENT, LLC DBA ALAMO MANAGEMENT GROUP, c/o SPENCER POWELL located at 2611 N. Loop 1604 W., Suite 100, San Antonio, TX 78258 (210) 485-4088, info@alamomg.com
- (7) The website address where the Association's dedicatory instruments are available in accordance with Section 207.006 of the Act is: Alamomanagementgroup.com
- (8) The fees charged by the Association relating to a property transfer in the Subdivision are: \$250.00 Transfer Fee
- (9) Prospective purchasers and current members are advised to independently examine the subdivision's declarations, bylaws, articles of incorporation and all other governing documents of the Association as may be created, amended or modified, from time to time.

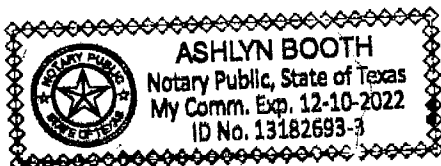
(SIGNATURE PAGE TO FOLLOW)

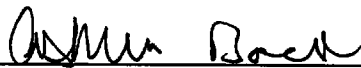
**SAN ANTONIO CHAMPIONS PARK HOMEOWNERS'
ASSOCIATION, INC.
BY ALAMO ASSOCIATION MANAGEMENT, LLC
DBA ALAMO MANAGEMENT GROUP,
Its Managing Agent**

By: 
**SPENCER POWELL, as Manager of
ALAMO ASSOCIATION MANAGEMENT, LLC
DBA ALAMO MANAGEMENT GROUP**

STATE OF TEXAS §
 §
COUNTY OF BEXAR §

SUBSCRIBED AND SWORN TO BEFORE ME by
Spencer Powell, Inc. by ALAMO ASSOCIATION
MANAGEMENT, LLC DBA ALAMO MANAGEMENT GROUP, Its Managing Agent by
SPENCER POWELL, Manager of ALAMO ASSOCIATION MANAGEMENT, LLC DBA ALAMO
MANAGEMENT GROUP, on this the on this the 7 day of October.




Notary Public, State of Texas

File Information

**eFILED IN THE OFFICIAL PUBLIC eRECORDS OF BEXAR COUNTY
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: 10/8/2021 10:12 AM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk