

**MANAGEMENT CERTIFICATE FOR
CHARLESTON PARKE HOMEOWNERS ASSOCIATION, INC.**

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

- (1) The name of the subdivision is Charleston Parke (the "Subdivision");
- (2) The name of the association is Charleston Parke Homeowners Association, Inc. (the "Association");
- (3) The recording data for the Subdivision is located within the plats recorded in Vol. 6, Page 607, Vol. 7, Page 261 of the Deed and Plat Records of Guadalupe County, Texas;
- (4) The recording data for the Declarations of the Subdivision are Declaration of Covenants, Conditions, and Restrictions recorded at Doc: 12635 Deed Records of Guadalupe County, Texas;

Bylaws: Vol. 2290, Page 0732

Bylaws 1st amendment: 10-016567

Resolution- Document Retention, Access, Production and Copying: 12-001223

Resolution- Collection Policy & Payment Plan Guidelines: 12-001224

Resolution- ACC Guidelines: 14-000309

- (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

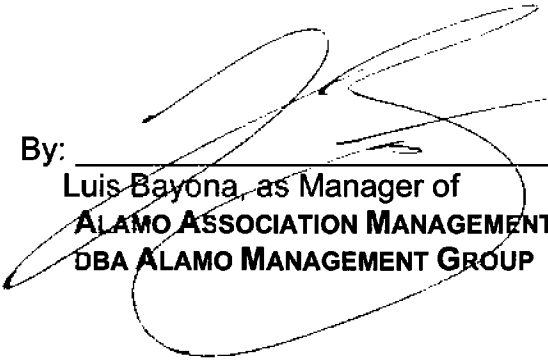
- (8) The fees charged by the Association relating to a property transfer in the Subdivision are: \$250 Transfer Fee;

- (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)

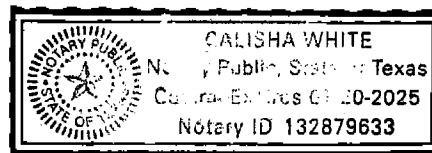
**CHARLESTON PARKE HOMEOWNERS
ASSOCIATION, INC.
BY ALAMO ASSOCIATION MANAGEMENT, LLC
DBA ALAMO MANAGEMENT GROUP,
Its Managing Agent**

By: 
Luis Bayona, as Manager of
**ALAMO ASSOCIATION MANAGEMENT, LLC
DBA ALAMO MANAGEMENT GROUP**

STATE OF TEXAS §
 §
COUNTY OF BEXAR §

SUBSCRIBED AND SWORN TO BEFORE ME by CHARLESTON PARK HOMEOWNERS ASSOCIATION, 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 11 day of October 2022.


Notary Public, State of Texas



FILED and RECORDED in the OFFICIAL PUBLIC RECORDS

Honorable Teresa Kiel, Guadalupe County Clerk

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Discriminatory restrictive covenants based on race, color, religion contradict the 14th Amendment's Equal Protection Clause and are therefore unenforceable under federal law. Supreme Court Decision Shelly v. Kraemer 1948.

**THIS PAGE CONTAINS IMPORTANT RECORDING INFORMATION
AND SHALL REMAIN A PART OF THIS INSTRUMENT.**

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**STATE OF TEXAS
GUADALUPE COUNTY**

I hereby certify this instrument was ELECTRONICALLY FILED and RECORDED in the OFFICIAL PUBLIC RECORDS of Guadalupe County, Texas on the date/time printed above.



Teresa Kiel
Teresa Kiel
Guadalupe County Clerk
Guadalupe County, TX