

PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
for
LYNWOOD VILLAGE ENCLAVE PROPERTY OWNERS ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
COUNTY OF BEXAR §

The undersigned, being the Managing Agent for Lynwood Village Enclave Property Owners Association, Inc., a nonprofit corporation organized and existing under the laws of the State of Texas ("Association"), submits the following information pursuant to Section 209.004 of the Texas Property Code, which information supersedes any prior Management Certificate filed by the Association:

1. Name of Subdivision: The name of the subdivision is Lynwood Village Enclave.
2. Name of Association: The name of the Association is Lynwood Village Enclave Property Owners Association, Inc.
3. Recording Data for the Subdivision:
 - a. Lynwood Village Enclave, Unit One (1), a subdivision in Bexar County, Texas according to the map or plat thereof recorded in Volume 20001, Pages 1998-2000 and Document No. 20200084325 of the Plat Records of Bexar County, Texas and all amendments to or replats of said maps or plats, if any.
 - b. Lynwood Village Enclave, Unit Two (2), a subdivision in Bexar County, Texas according to the map or plat thereof recorded in Volume 20002, Pages 381-382 and Document Nos. 20210049220 and 20210049221 of the Plat Records of Bexar County, Texas and all amendments to or replats of said maps or plats, if any.
4. Recording Data for the Declaration:*
 - a. Documents:
 - (1) Declaration of Covenants, Conditions and Restrictions for Lynwood Village Enclave.
 - (2) First Amendment to Declaration of Covenants, Conditions and Restrictions for Lynwood Village Enclave.
 - (3) Second Amendment to Declaration of Covenants, Conditions and Restrictions for Lynwood Village Enclave.
 - (4) Third Amendment to the Declaration of Covenants, Conditions and Restrictions for Lynwood Village Enclave.

- (5) Supplemental Amendment to Declaration of Covenants, Conditions and Restrictions for Lynwood Village Enclave, Unit Two (2) [Annexation].

b. Recording Information:

- (1) Bexar County Clerk's File No. 20200120621.
- (2) Bexar County Clerk's File No. 20210109403.
- (3) Bexar County Clerk's File No. 20230033771.
- (4) Bexar County Clerk's File No. 20230197915.
- (5) Bexar County Clerk's File No. 20210105133.

5. Name and Mailing Address of the Association: The name and mailing address of the Association is Lynwood Village Enclave Property Owners Association, Inc. c/o Diamond Association Management and Consulting, 14603 Huebner Road, Bldg. 40, San Antonio, Texas 78230.
6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: Diamond Association Management and Consulting Address: 14603 Huebner Road, Bldg. 40, San Antonio, Texas 78230. Phone No.: 210.561.0606. Email Address: resales@damctx.com.
7. The Association's Dedicatory Instruments are Available to Members Online at: Website: www.LynwoodVillageHOA.com.
8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

Description	Fee
Property Transfer Fee	\$225.00
Resale Fee	\$225.00
Capital Assessment [Declaration Article V, Section 5.8]	40% of Annual Assessment at each sale.

Executed on this 22nd day of April, 2026.

LYNWOOD VILLAGE ENCLAVE PROPERTY
OWNERS ASSOCIATION, INC.

By: Diamond Association Management and Consulting,
Managing Agent

By: [Signature]

Printed: Rodney Herrera

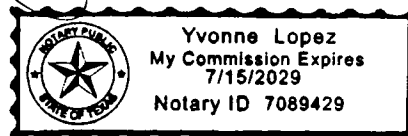
Its: Managing Agent

*This Management Certificate does not purport to identify every publicly recorded document affecting the subdivision, or to report every piece of information pertinent to the subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

THE STATE OF TEXAS §
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BEFORE ME, the undersigned notary public, on this 22nd day of April, 2026 personally appeared Rodney Herrera, Managing Agent of Diamond Association Management and Consulting, Managing Agent for Lynwood Village Enclave Property Owners Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purpose and in the capacity therein expressed.

[Signature]
Notary Public in and for the 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:
4/22/2026 4:06 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk