

MANAGEMENT CERTIFICATE
S.A. REMINGTON HEIGHTS HOMEOWNERS ASSOCIATION, INC.

The undersigned, being an officer or managing agent of S.A. Remington Heights Homeowners Association, Inc. (the "**Association**"), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Remington Heights.
2. The name of the Association: S.A. Remington Heights Homeowners Association, Inc., a Texas non-profit corporation.
3. The recording data for the subdivision: See Exhibit "A"
4. The recording data for the declaration with any amendments and/or supplements to the declaration: See Exhibit "A"
5. The name and mailing address of the Association: S.A. Remington Heights Homeowners Association, Inc., c/o The Neighborhood Company, LLC, 1118 Vintage Way, New Braunfels, TX 78132.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name: The Neighborhood Company, LLC
Attn: Community Manager
Mailing Address: 1118 Vintage Way, New Braunfels, TX 78132
Telephone Number: (830) 264-2454
Email Address: Info@NeighborhoodCo.com

7. Website to access the Association's dedicatory instruments:
www.remingtonheightsowners.com
8. Amount and description of fees related to property transfer in the subdivision:
The Association fees are in the following amounts:

Resale Certificate: \$375.00
Transfer Fee: \$400.00

[SIGNATURE PAGE FOLLOWS]

S.A. REMINGTON HEIGHTS HOMEOWNERS ASSOCIATION, INC.
MANAGEMENT CERTIFICATE

ACKNOWLEDGEMENT

The foregoing is a true and correct copy of the Management Certificate for the association identified below.

S.A. REMINGTON HEIGHTS HOMEOWNERS
ASSOCIATION, INC., a Texas non-profit
corporation

By: Laura Fico

Name: Laura Fico

Title: PRESIDENT

STATE OF TEXAS §

§

COUNTY OF Comal §

This instrument was acknowledged before me this 25 day of October, 2025
by Laura Fico Managing Agent of S.A. Remington Heights Homeowners
Association, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.

[SEAL]



Heidi Krasner
Notary Public Signature

AFTER RECORDING RETURN TO:

WINSTEAD PC

600 W. 5th Street, Suite 900

Austin, Texas 78701

avaldes@winstead.com

S.A. REMINGTON HEIGHTS HOMEOWNERS ASSOCIATION, INC.
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EXHIBIT "A"

RECORDING DATA FOR THE SUBDIVISION

1. Promontory Pointe – Plat (Unit 1), recorded as Document No. 199684, Official Public Records of Bexar County, Texas
2. Promontory Pointe – Plat (Unit 2), recorded as Document No. 20000180371, Official Public Records of Bexar County, Texas
3. Promontory Pointe – Plat (Unit 3), recorded as Document No. 20010176661, Official Public Records of Bexar County, Texas
4. Promontory Pointe – Plat (Unit 4), recorded as Document No. 20020308974, Official Public Records of Bexar County, Texas
5. Promontory Pointe – Plat (Unit 5), recorded as Document No. 20030108407, Official Public Records of Bexar County, Texas
6. Promontory Pointe – Plat (Unit 6), recorded as Document No. 20040026241, Official Public Records of Bexar County, Texas

RECORDING DATA FOR THE DECLARATION AND RELATED DOCUMENTS

1. S.A. Remington Heights – Declaration of Covenants, Conditions and Restrictions, recorded as Document No. 2000-0024398, Official Public Records of Bexar County, Texas.
2. S.A. Remington Heights – Declaration of Use Restrictions (Unit 1), recorded as Document No. 2000-0024399, Official Public Records of Bexar County, Texas.
3. S.A. Remington Heights – Declaration of Use Restrictions (Unit 2), recorded as Document No. 2001-0055668, Official Public Records of Bexar County, Texas.
4. S.A. Remington Heights – Certificate of Annexation to Declaration of Covenants, Conditions and Restrictions (Unit 2), recorded as Document No. 2001-0055667, Official Public Records of Bexar County, Texas.
5. S.A. Remington Heights – Declaration of Use Restrictions (Unit 3), recorded as Document No. 20020311224, Official Public Records of Bexar County, Texas.
6. S.A. Remington Heights – Certificate of Annexation to Declaration of Covenants, Conditions and Restrictions (Unit 3), recorded as Document No. 20020311223, Official Public Records of Bexar County, Texas.

7. S.A. Remington Heights – Declaration of Use Restrictions (Unit 4), recorded as Document No. 20020491782, Official Public Records of Bexar County, Texas.
8. S.A. Remington Heights – Certificate of Annexation to Declaration of Covenants, Conditions and Restrictions (Unit 4), recorded as Document No. 20020491783, Official Public Records of Bexar County, Texas.
9. S.A. Remington Heights – Declaration of Use Restrictions (Unit 5), recorded as Document No. 20030280834, Official Public Records of Bexar County, Texas.
10. S.A. Remington Heights – Certificate of Annexation to Declaration of Covenants, Conditions and Restrictions (Unit 5), recorded as Document No. 20030280833, Official Public Records of Bexar County, Texas.
11. S.A. Remington Heights – Declaration of Use Restrictions (Unit 6), recorded as Document No. 20040078041, Official Public Records of Bexar County, Texas.
12. S.A. Remington Heights – Certificate of Annexation to Declaration of Covenants, Conditions and Restrictions (Unit 6), recorded as Document No. 20040065107, Official Public Records of Bexar County, Texas.
13. S.A. Remington Heights – Pool Rules, recorded as Document No. 20050236222, Official Public Records of Bexar County, Texas.
14. S.A. Remington Heights – Bylaws, recorded as Document No. 20100227376, Official Public Records of Bexar County, Texas.
15. S.A. Remington Heights – Supplemental Policies, recorded as Document No. 20110216091, Official Public Records of Bexar County, Texas.
16. S.A. Remington Heights – Supplemental Policies (2025 Legislative Update), recorded as Document No. 20250199550, Official Public Records of Bexar County, Texas.

File Information

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

Document Number: 20250206214
Recorded Date: November 05, 2025
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Total Fees: \$37.00

**** 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: 11/5/2025 9:18 AM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk