

**MANAGEMENT CERTIFICATE
OF**

Villamanta Condominium Community, Inc..

The undersigned, being an officer of Villamanta Condominium Community, Inc., a Texas nonprofit corporation (the "**Association**"), and in accordance with Section 82.116 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Villamanta.
2. The name of the Association: Villamanta Condominium Community, Inc.
3. The recording data for the subdivision: All that certain real property situated in BEXAR, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Villamanta, recorded under Document No. 20220099924, Official Public Records of BEXAR, Texas, as the same may be amended from time to time (the "**Declaration**").
4. The recording data for the Declaration and any amendments to the Declaration: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the Association: Villamanta Condominium Community, Inc., c/o Alamo Management Company, Attn: Ryann McClure, 2611 North Loop 1604 West, Suite 100, San Antonio, Texas 78258.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	Villamanta Condominium Community, Inc..
	c/o Alamo Management Company
Mailing Address:	2611 North Loop 1604 West, Suite 100
	San Antonio, Texas 78258
Attn.:	Ryann McClure
Telephone Number:	(210) 485-4088
Email Address:	rmccclure@alamomg.com

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

Working Capital Assessment - \$750.00
Resale Transfer Fee - \$250.00
Resale Certificate Fee - \$250.00
Resale Certificate Fee 2-day Rush - \$450.00 (\$200 Rush Fee for 2 Business Days)
Resale Certificate Fee 5-day Rush - \$350.00 (\$100 Rush Fee for 5 Business Days)
Resale Certificate Update - \$75.00

The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

[SIGNATURE PAGE FOLLOWS]

EXECUTED to be effective on the date this instrument is Recorded.

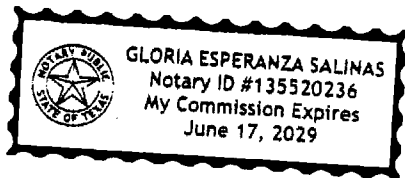
Villamanta Condominium Community, Inc.,
a Texas nonprofit corporation

By: Ryann McClure
Name: Ryann McClure
Title: Senior Vice President

STATE OF TEXAS §
 §
COUNTY OF BEXAR §

This instrument was acknowledged before me on the 16 day of October, 2025, by Ryann McClure, as Managing Agent of Legal Name, a Texas nonprofit corporation, on behalf of said nonprofit corporation.

[SEAL]



Gloria Qif
Notary Public Signature

AFTER RECORDING RETURN TO:

Ryann McClure
Vice President of Development
AMG – Association Management
2611 N. Loop 1604 W. Ste. 100
San Antonio, TX, 78258

ATTACHMENT 1

1. Declaration of Covenants, Conditions and Restrictions for Villamanta, recorded as Document No. 20220099924, Official Public Records of BEXAR, Texas.
2. Villamanta Community Manual, recorded as Document No. 20220100099, Official Public Records of BEXAR, Texas.
3. Villamanta Adoption of Working Capital Assessment, recorded as Document No. N/A, Official Public Records of BEXAR, Texas.
4. Villamanta Notice of Plat Recordation, recorded as Document No. 20220075237, 20210173610, 20210173615, 20210173613, 20220075241, 20220075240, 20220075238, 20220075242, 20210173616, 20220075243, 20220075239, 20210173612, 20210173614, 20210173611,, Official Public Records of BEXAR, Texas.

1.

File Information

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

Document Number: 20250196494
Recorded Date: October 22, 2025
Recorded Time: 10:31 AM
Total Pages: 4
Total Fees: \$33.00

**** 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: 10/22/2025 10:31 AM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk