

MANAGEMENT CERTIFICATE

WESTWARD POINTE (SAN ANTONIO) HOMEOWNERS' ASSOCIATION, INC.

The undersigned, being an Officer of Westward Pointe (San Antonio) 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 is Westward Pointe (the "Subdivision Development").
2. The name of the Association is Westward Pointe (San Antonio) Homeowners' Association, Inc. (the "Association").

3. The recording data for the Subdivision Development is as follows:

Westward Pointe 2, a subdivision in Bexar County, Texas, according to the Map or Plat thereof recorded at Volume 9623, Page 174 of the Deed and Plat Records of Bexar County, Texas.

4. The recording data for the declaration applicable to the Subdivision Development, and all amendments thereto, is as follows:

Declaration of Covenants, Conditions and Restrictions for Westward Pointe, recorded at Document No. 20120130305 of the Official Public Records of Bexar County, Texas.

Certificate of Formation and Bylaws, recorded at Volume 15744, Page 394 et seq. of the Official Public Records of Bexar County, Texas.

Deed without Warranty, recorded at Volume 16169, Page 2493 et seq. of the Official Public Records of Bexar County, Texas.

Landscape and Maintenance Agreement, recorded at Document No. 20170023489 of the Official Public Records of Bexar County, Texas.

Resolution Approving the Westward Pointe Fine and Enforcement Policy, recorded at Document No. 20210056043 of the Official Public Records of Bexar County, Texas.

5. The name and mailing address of the Association is:
Westward Pointe (San Antonio) Homeowners' Association, Inc.
c/o Preferred Association Management Company
700 Market Street, Building 3
Cedar Park, TX 78613
6. The name, mailing address, telephone number, and email address of the person or entity managing the Association is:
Preferred Association Management Company
700 Market Street, Building 3
Cedar Park, TX 78613
Tel: (512) 918-8100
Email: pamco@pamcotx.com

7. The website address at which the Association's dedicatory instruments are available in accordance with Section 207.006 of the Texas Property Code is <https://pamcotx.com>.
8. The following described fees are charged by the Association in relation to a property transfer in the Subdivision Development:

Transfer Fee (paid at close)	\$200.00
Resale Disclosure (TREC Form)	\$575.00
Statement of Account 1 business days Rush Fee	\$150.00
Statement of Account 2 business days Rush Fee	\$100.00
Statement of Account 3 business days Rush Fee	75.00
Resale Disclosure 1 business days Rush Fee	\$150.00
Resale Disclosure 2 business days Rush Fee	\$100.00
Resale Disclosure 3 business days Rush Fee	\$75.00
Multi-Product Order 1 business days Rush Fee	\$150.00
Multi-Product Order 2 business days Rush Fee	\$100.00
Multi-Product Order 3 business days Rush Fee	\$75.00
Lender Questionnaire 1 business days Rush Fee	\$150.00
Lender Questionnaire 2 business days Rush Fee	\$100.00
Rush Existing Order (*Add this fee to Rush Fees)	\$75.00
Statement of Account Update from 1 to 14 days	\$0.00
Statement of Account Update from 15 to 45 days	\$50.00
Statement of Account Update from 46 to 90 days	\$50.00
Refinance Statement of Account Update from 1 to 14 days	\$0.00
Refinance Statement of Account Update from 15 to 45 days	\$50.00
Refinance Statement of Account Update from 46 to 90 days	\$50.00
Resale Disclosure Update from 1 to 14 days	\$0.00
Resale Disclosure Update from 15 to 45 days	\$50.00
Resale Disclosure Update from 46 to 90 days	\$50.00
Lender Questionnaire Update from 1 to 31 days	\$25.00
Premier Resale Package (TREC Form, Statement of Account, and Association Documents)	\$375.00
"Resale Disclosure (TREC Form) and Complete Association Documents Package"	\$375.00
Statement of Account Only (No Assoc Docs)	\$175.00
Owner's Account Statement (REQUIRED FOR REFI's!)	\$100.00
Premier Lender Questionnaire Bundle (Best Value!)	\$200.00
Standard Lender Questionnaire Package	\$175.00
"Bank Owned Property Package (REQUIRED FOR FORECLOSED PROPERTIES)"	\$375.00
Statement of Account	\$175.00
Refinance Statement of Account	\$100.00
Resale Disclosure	\$175.00
"Lender Questionnaire"	\$150.00
Custom Questionnaire Fee (*Add this fee to Questionnaire Fee)	\$50.00
Appraiser Questionnaire	\$25.00
Documents:	
Annual Board Meeting Minutes	\$15.00
Articles of Incorporation	\$25.00
Budget	\$25.00
Bylaws	\$25.00
Current Unaudited Financial Documents	\$15.00
Declaration-CC&Rs	\$25.00
Important Information	\$0.00
Insurance Dec Page	\$25.00

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Rules and Policies	\$15.00
Unit Ledger	\$25.00
Utility Bill	\$0.00
W-9	\$0.00

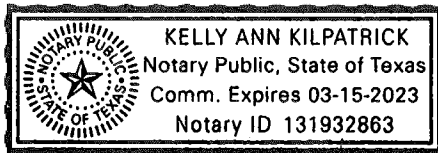
This Management Certificate is effective as of the 15 day of March, 2022.

WESTWARD POINTE (SAN ANTONIO) HOMEOWNERS'
ASSOCIATION, INC., a Texas nonprofit corporation

By: _____
Name: DONALD P. RICE
Title: President

THE STATE OF TEXAS §
COUNTY OF WILLAMSON §

This instrument was acknowledged before me on 15 day of March, 2022,
by Donal P. Rice, Registered Agent for Westward Pointe (San
Antonio) Homeowners' Association, Inc., a Texas nonprofit corporation, on behalf of said corporation.



Kelly A. Kilpatrick
Notary Public Signature

[SEAL]

AFTER RECORDING RETURN TO:

Gregory S. Cagle
CAGLE PUGH, LTD., LLP
4301 Westbank Dr. A-150
Austin, Texas 78746

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WESTWARD POINTE (SAN ANTONIO) HOMEOWNERS' ASSOCIATION, INC.

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: 3/23/2022 8:47 AM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk