

SCANNED

**MANAGEMENT CERTIFICATE FOR  
SHAVANO HEIGHTS HOMEOWNERS ASSOCIATION**

The following information is being provided pursuant to Section 209.004, Texas Property Code:

1. Name of subdivision: Shavano Heights
2. Name of the association: Shavano Heights Homeowners Association
3. Mailing address: 14603 Huebner Road, Building 40  
San Antonio, TX 78230
4. Subdivision plat information: Phase 1: Volume 9525, Page 112;  
Phase 2A: Volume 9538, Page 136,  
amended by Volume 9540, Page 2;  
Phase 2B: Volume 9543; Page 69,  
amended by Volume 9552; Page 73;  
Phase 2C: Volume 9545, Page 61;  
Phase 3A: Volume 9529, Page 164;  
Phase 3B: Volume 9534, Page 6,  
Deed and Plat Records of Bexar County, Texas
5. Declaration information: Phase 1:  
First Amended Declaration of Covenants, Conditions  
and Restrictions for Shavano Heights, Phase 1,  
Planned Unit Development and Annexation to  
Shavano Heights Homeowners Association  
(Superceding and Replacing Prior Covenants)  
executed on October 28, 1992, recorded in Volume  
5567, Page 1098, Official Public Records of Real  
Property of Bexar County, Texas, as amended by the  
Amended and Restated Declaration of Covenants,  
Conditions and Restrictions for Shavano Heights,  
executed on July 14, 2020, recorded in Document  
Number 20200153968, Official Public Records of  
Bexar County, Texas  
  
Phase 2A:  
Declaration of Covenants, Conditions and  
Restrictions for Shavano Heights, Phase 2A, Planned  
Unit Development and Annexation to Shavano  
Heights Homeowners Association (Superceding and  
Replacing Prior Covenants) executed on February 25,  
1998, recorded in Volume 7360, Page 1160, Official  
Public Records of Real Property of Bexar County,  
Texas, as amended by the Amended and Restated  
Declaration of Covenants, Conditions and  
Restrictions for Shavano Heights, executed on July  
14, 2020, recorded in Document Number  
20200153968, Official Public Records of Bexar  
County, Texas

Phase 2B:

Declaration of Covenants, Conditions and Restrictions for Shavano Heights, Phase 2B, Planned Unit Development and Annexation to Shavano Heights Homeowners Association (Superceding and replacing prior covenants) executed on April 20, 1999, recorded in Volume 7935, Page 0398, Official Public Records of Real Property of Bexar County, Texas, as amended by the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Shavano Heights, executed on July 14, 2020, recorded in Document Number 20200153968, Official Public Records of Bexar County, Texas

Phase 2C:

Declaration of Covenants, Conditions and Restrictions for Shavano Heights, Phase 2C, Planned Unit Development and Annexation to Shavano Heights Homeowners Association (Superceding and Replacing Prior Covenants) executed on October 20, 1999, recorded in Volume 8188, Page 0333, Official Public Records of Real Property of Bexar County, Texas, as amended by the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Shavano Heights, executed on July 14, 2020, recorded in Document Number 20200153968, Official Public Records of Bexar County, Texas

Phase 3A:

Declaration of Covenants, Conditions and Restrictions for Shavano Heights, Phase 3A, Planned Unit Development, executed on September 7, 1994, recorded in Volume 6194, Page 0010, Official Public Records of Real Property of Bexar County, Texas, as amended by the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Shavano Heights, executed on July 14, 2020, recorded in Document Number 20200153968, Official Public Records of Bexar County, Texas

Phase 3B:

Declaration of Covenants, Conditions and Restrictions for Shavano Heights, Phase 3B, Planned Unit Development, executed on April 16, 1996, recorded in Volume 6729, Page 1236, Official Public Records of Real Property of Bexar County, Texas, as amended by the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Shavano Heights, executed on July 14, 2020, recorded in Document Number 20200153968, Official Public Records of Bexar County, Texas

6. Association management or representative:

Diamond Association Management and Consulting  
14603 Huebner Road, Building 40  
San Antonio, TX 78230  
Telephone: (210) 561-0606  
E-mail: [resales@damctx.com](mailto:resales@damctx.com)

7. Website address:

[www.ShavanoHeights.com](http://www.ShavanoHeights.com)

8. Property transfer fees:

\$175.00

SHAVANO HEIGHTS HOMEOWNERS  
ASSOCIATION, a Texas non-profit corporation

  
By: Rodney Herrera, Managing Agent

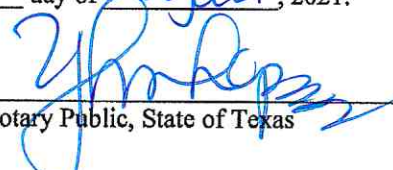
STATE OF TEXAS

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COUNTY OF BEXAR

Before me, the undersigned notary public, on this day personally appeared Rodney Herrera, Managing Agent of Shavano Heights Homeowners Association, known to me or proved to me by presentation to me of a governmentally-issued identification card to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed it for the purposes and consideration expressed in it.

Given under my hand and seal of office the 25 day of August, 2021.

  
Notary Public, State of Texas



**AFTER RECORDING RETURN TO:**  
Allen, Stein & Durbin, P.C.  
Attorneys at Law  
P.O. Box 101507  
San Antonio, TX 78201

5028.001/2147031



\*VG-87-2021-20210241397\*

**File Information**

**FILED IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY  
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

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**\*\* 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 FILED in File Number Sequence on this date and at the time stamped hereon by me and was duly RECORDED in the Official Public Record of Bexar County, Texas on:  
8/31/2021 11:28 AM



*Lucy Adame-Clark*  
Lucy Adame-Clark  
Bexar County Clerk