SCANNED

MANAGEMENT CERTIFICATE FOR CHAMPIONS RIDGE HOMEOWNERS ASSOCIATION

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

1.	Name of subdivision:	Champions Ridge
2.	Name of the association:	Champions Ridge Homeowners Association
3.	Mailing address:	14603 Huebner Road, Building 40 San Antonio, TX 78230
4.	Subdivision plat information:	Unit 1: Volume 9542, Pages 191-192, as replated by Unit 1A: Volume 9544, Page 177, Official Deed and Plat Records of Bexar County, Texas Unit 2A: Volume 9548, Page 108, Official Deed and Plat Records of Bexar County, Texas Unit 2B: Volume 9581, Page 151, as amended by Unit 2B: Volume 9622, Page 9, Official Deed and Plat Records of Bexar County, Texas Unit 3A: Volume 9551, Page 101, Official Deed and Plat Records of Bexar County, Texas Unit 3B: Volume 9554, Page 118, Official Deed and Plat Records of Bexar County, Texas
5.	Declaration information:	Unit 1: Declaration of Covenants, Conditions and Restrictions for Champions Ridge Unit-1, A Planned Unit Development, recorded on March 9, 1999, recorded in Volume 7873, Page 166, Official Public Records of Bexar County, Texas Unit 2A: First Supplement to Declaration of Covenants, Conditions, and Restrictions Champions Ridge Annexation of Champions Ridge Unit-2A, recorded on May 1, 2001, recorded in Volume 8854, Page 1020, Official Public Records of Bexar County, Texas Unit 2B: Third Supplement to Declaration of Covenants, Conditions and Restrictions Champions Ridge Annexation of Champions Ridge Unit-2B, recorded on March 2, 2011, recorded in Volume 14869, Page 2494, Official Public Records of Bexar County, Texas Unit 3A: Declaration of Covenants, Conditions and Restrictions for Champions Ridge Unit-3A, A Planned Unit Development, recorded on January 25, 2002, recorded in Volume 9231, Page 453, Official Public Records of Bexar County, Texas

Unit 3B: Second Supplement to Declaration of Covenants, Conditions and Restrictions Champions Ridge Annexation of Champions Ridge Unit-3B, recorded on April 4, 2008, recorded in Volume 13431, Page 2079, 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

7. Website address:

www.championsridge-sa.com

8. Property transfer fees:

Transfer fee: $175.00
Reserve contribution fee: $500.00 (first time lot sold from builder to buyer/member of Stone Oak POA)

CHAMPIONS RIDGE HOMEOWNERS ASSOCIATION, a Texas non-profit corporation

By: Rodney Herrera, Managing Agent

STATE OF TEXAS §
§
COUNTY OF BEXAR §

Before me, the undersigned notary public, on this day personally appeared Rodney Herrera, Managing Agent of Champions Ridge 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 31 day of August, 2021.

Notary Public, State of Texas

NOTARY PUBLIC
Yvonne Lopez
Exp. 07/15/2025
ID No. 7089429
STATE OF TEXAS

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

5316.001/2147896


NOTARY PUBLIC
Yvonne Lopez
Exp 07/15/2025
STATE OF TEXAS

VG-28-2021-20210243807

File Information

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

Document Number:	20210243807
Recorded Date:	September 01, 2021
Recorded Time:	4:05 PM
Total Pages:	3
Total Fees:	$30.00

**** 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 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:
9/1/2021 4:05 PM

COUNTY CLERK BEXAR COUNTY, TEXAS

Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk