

CONDOMINIUM ASSOCIATION MANAGEMENT CERTIFICATE
for
CHATEAU DIJON TOWNHOMES OWNERS ASSOCIATION

The undersigned, being the President of Chateau Dijon Townhomes and in accordance with Section 82.116 of the Texas Uniform Condominium Act, does hereby certify as follows:

1. The name of the condominium project: Chateau Dijon Townhomes (the "**Condominium**").
2. The name of the Condominium association: Chateau Dijon Townhomes Owners Association, a Texas nonprofit corporation (the "**Association**").
3. The location of the Condominium: 7711 Broadway, Suite 22B, San Antonio, Texas 78209.
4. The recording data for the Condominium:
 - a. The map or plat thereof recorded as Document No. 693532 in the Plat Records of Bexar County, Texas.
 - b. The map or plat thereof recorded as Document No. 4900138 in the Plat Records of Bexar County, Texas.
 - c. The map or plat thereof recorded as Document No. 11634 in the Plat Records of Bexar County, Texas, and all amendments or replats of said maps or plats, if any.
5. The recording data for the declaration:
 - a. Declaration of Covenants Conditions and Restrictions for Chateau Dijon Townhomes, recorded as Document No. 914249 of the Official Public Records of Bexar County, Texas.
6. The mailing address of the Association: Chateau Dijon Townhomes Owners Association, 7711 Broadway, Suite 22B, San Antonio, Texas 78209.
7. The name and mailing address of the person managing the Association: Simone Perry, Property Manager, Chateau Dijon Townhomes Owners Association, 7711 Broadway, Suite 22B, San Antonio, Texas 78209; telephone 210-824-6308; email propertymanager@chateau-dijon.com
8. Website where Dedicatory Instruments of the Association are located:
<https://www.chateau-dijon.com>

9. Fees charged by the Association for a property transfer:

Description	Fee
Resale Certificate	\$300
Transfer Fee	\$200
Questionnaire	\$75
Additional products and documents available upon request to the Property Manager	

This Management Certificate does not purport to identify every publicly recorded document affecting the subdivision, or to report every piece of information pertinent to the Subdivision. This Management Certificate should not be relied upon for any purpose other than to provide instruction for identifying and contacting the Association.

This Certificate is effective as of the date it is recorded in the Official Public Records of Bexar County.

**CHATEAU DIJON TOWNHOMES OWNERS
ASSOCIATION**

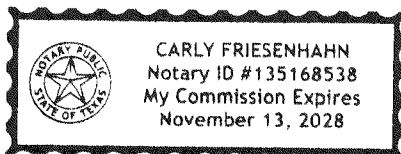
a Texas nonprofit corporation

By: Laura Schneider
Printed Name: Laura Schneider
Title: President

THE STATE OF TEXAS

COUNTY OF BEXAR

This instrument was acknowledged before me on 12 day of November, 2025, by Laura B. Schneider, as President of Chateau Dijon Townhomes Owners Association, a Texas nonprofit corporation, on behalf of said corporation.



Carly Friesenhahn
Notary Public In and For the State of Texas

File Information

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

Document Number: 20250213551
Recorded Date: November 14, 2025
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Total Fees: \$29.00

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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: 11/14/2025 4:30 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk