SUBDIVISION INFORMATION INCLUDING RESALE CERTIFICATE FOR PROPERTY SUBJECT TO MANDATORY MEMBERSHIP IN AN OWNERS'ASSOCIATION

(Section 207.003 Texas Property Code)

(Not for use with condominiums)

Roseheart Homeowners Association

Resale Certificate concerning the Property (including any common areas assigned to the Property) located at **134 Roseheart** (Street Address) City of, San Antonio, Bexar County, Texas, prepared by the property owners' association (the Owners' Association).

A. The Property ☐ is ☒ is not subject to a right of first refusal or other restraint contained in the restrictions or restrictive covenants that restricts the owner's right to transfer the owner's property.

B. The current regular assessment for the Property is **$1095.00 Quarterly. Make checks payable to the HOA.**

C. A special assessment for the Property due after the date the resale certificate was prepared is $0.00 payable as follows n/a.

D. The total of all amounts due and unpaid to the Owners' Association that are attributable to the Property is **$0.00-Paid through until 9/30/2026.**

E. The capital expenditures approved by the Owners' Association for its current fiscal year are $0.00.

F. The amount of reserves for capital expenditures is **See Balance Sheet.**

G. The association has approved special assessment(s) which will become due after the preparation date of this certificate, in the total amount of $0.00

H. The current operating budget and balance sheet for the Association are attached.

I. Unsatisfied judgments against the Owners' Association total $0.00

J. There ☐ are ☒ are not any suits pending with the Owners' Association. The style and cause number of each pending suit is:

K. A copy of a certificate of insurance showing the Association's property and liability insurance coverage relating to common areas and common elements as defined in the Declaration is attached.

L. The Board ☐ has actual knowledge ☒ has no actual knowledge of conditions on the Property violation of the restrictions applying to the subdivision or the bylaws or rules of the Owners Association. Known violations are: DAMC does visual inspections from street only.

M. The Owners' Association ☐ has ☒ has not received notice from any governmental authority regarding health or building code violations with respect to the Property or any common areas or common facilities owned or leased by the Owners' Association. A summary or copy of each notice is attached.

N. The Association's administrative transfer fee when ownership of the Property changes is $175.00. The transfer fee is Payable to Diamond Association Management & Consulting. Working Capital Fund Fee: Equal to one third (1/3) of one quarter billing ($331.67), collected at every closing.

O. The declaration or restrictions ☒ do or ☐ do not allow the Association to foreclose a property owner's association lien against the property for failure to pay monies (including assessments) due by the Property owner to the Association under those documents.

P. **COPIES OF DECLARATION AND DOCUMENTS**. The Association is required by law to provide a copy of the declaration, restrictions, bylaws, and rules to the selling owner or the

owner's agent, or title insurance company or its agent within (10) ten days after written request. A reasonable fee may be charged for such documents.

Q. **NOTICE TO THE BUYER**. Before acquiring a title, the buyer should read the information in this certificate and all attachments, as well as the Association's declaration, rules, bylaws and all restrictions.

R. **BUYER'S ADDRESS**. After closing, the buyer should notify the Association of the buyer's name (s) and mailing address.

S. **OBTAIN UPDATE OF RESALE CERTIFICATE**. Information in a Resale Certificate and its attachments can change daily. Shortly before closing, the buyer should obtain a written Update of Resale Certificate to learn of any changes in the certificate or any of its attachments. A reasonable fee may be charged for the Resale Certificate and the Update(s).

REQUIRED ATTACHMENTS:

1. Association operating budget (paragraph H)
2. Association balance sheet (paragraph H)
3. Copy of Certificate of insurance (paragraph K)

ADDITIONAL ATTACHMENTS: (Checks if applicable)

☐ Cause number, style, and court of any pending suits against the the Association (paragraph J)

☐ Summary or copy of notice (s) from governmental authorities concerning existing health or housing code violations of the Property or the Association common areas or facilities (paragraph M)

☒ Declaration and other restrictions (paragraph P)

☒ Association bylaws (paragraph P)

☒ Association rules (paragraph P)

Transfer Fee $175.00 – Payable to DAMC
Working Capital Fund Fee $331.67 – Payable to HOA

DO NOT COMBINE DAMC AND HOA FEES INTO ONE CHECK

Printed Name of Association Management Company:
Diamond Association Management & Consulting.
Printed name of Association's management agent, if any: Rodney Herrera
Printed name of title of person signing for the Association: Desiree Knight
Association's mailing address: 14603 Huebner Rd Bldg 40, San Antonio, TX 78230
Association's Phone No. (210)561-0606.
Date Certificate was prepared: 9/21/2026.
Signature of person signing for the Association: ***Desiree Knight***

DELIVERY INFORMATION: (fill in as applicable)
On September 21, 2026, Association Representative DK provided the Resale package to: ☐ current owner, ☐ owner's agent, ☒ or title company representative via:

Emailed to: alexis.goodson@independencetitle.com
or
Package Picked Up By: _____
Or
Package Mailed to: _____

Signature of Person Picking up in office: _____Date_____