

Management Certificate
[Tex. Prop. Code § 82.116]

Name of Condominium: Les Chateaux Condominiums
Name of Condominium Association: Les Chateaux Townhomes Owners' Association, Inc.
Condominium Location: 8038 Broadway, San Antonio, Texas 78209

Plat and Plan Recording Data:
The plat and plan of the condominium are recorded in Volume 4400, Page 149, and Volume 980, Page 29, of the Real Property Records of Bexar County, Texas.

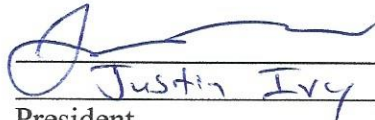
Declaration Recording Data:
The Declaration recorded in Volume 5, Page 262, *et seq.*, of the real property records of Bexar County, Texas

Mailing Address of Association: Les Chateaux Townhome Owners' Association, Inc.
8038 Broadway
San Antonio, Texas 78209

Other Information the Association Considers Appropriate: Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of the Association, together with obtaining an official Resale Certificate.

Name of Person Managing Association or Association's Designated Representative: Nancy Woodard

Mailing Address of Person Managing Association or Association's Designated Representative: Les Chateaux Townhome Owners' Association, Inc.
8038 Broadway, San Antonio, Texas 78209
Tele: (210) 822-2242
E-Mail: Ltownhomes@sbcglobal.net

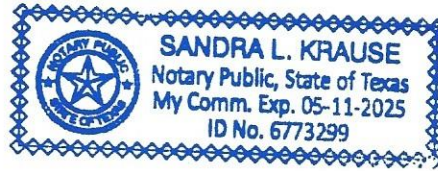


Justin Ivy
President

The undersigned hereby certifies that he is the duly elected and qualified President of the Les Chateaux Townhome Owners' Association, Inc., that Justin Ivy is the duly elected and qualified President of the Les Chateaux Townhome Owners' Association, Inc., that the signature above is Justin Ivy's genuine signature, and that the foregoing certificate is true and correct.

Sandra L. Krause

Notary Public of the State of Texas



After recording, please return to:

Crist Law Firm, LLC

3123 NW Loop 410

San Antonio, Texas 78230