

MANAGEMENT CERTIFICATE FOR
SUMMERWOOD OWNERS ASSOCIATION
BEXAR COUNTY

STATE OF TEXAS §
COUNTY OF BEXAR §

1. Name of Subdivision: Summerwood
2. Name of Association: Summerwood Owners Association, Inc.
3. Recording Data for Subdivision: See Exhibit "A"
4. Recording Data for Declaration: See Exhibit "A"
5. Name and mailing address of Association: Summerwood Owners Association, Inc., 3424 Paesanos Pkwy Ste. 100, San Antonio, TX 78231.
6. The Association's designated representative is: FirstService Residential San Antonio, LLC, 3424 Paesanos Pkwy, Ste. 100, San Antonio, TX 78231; 210-829-7202 Office; 210-829-5207 Fax. Email: sanantonio@fsresidential.com Community Website: <https://summerwoodhoa.connectresident.com/>
7. Resales Disclosure Package: **\$375.00**
Homeowner Setup/ Unit Transfer Fee: There is a transfer fee in the amount of **\$295.00** collected at closing from the buyer.
Capital Contribution: **\$300.00** (First Time Buyer Only)
8. Other information the Association considers appropriate for the governing, administration or operation of the subdivision and Association: See Exhibit "A"

Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the Summerwood Owners Association, Inc., as well as performing a physical inspection of the property and common areas, prior to purchase. This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision. No person should rely on this Management Certificate for anything other than for identifying and contacting the Association.

Summerwood Owners Association, Inc.

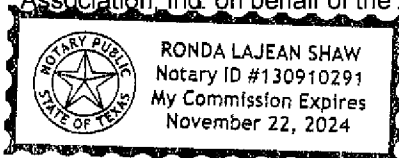
By: Kristie Rose-Zapp

Print Name: Kristie Rose-Zapp

Print Title: Managing Agent

STATE OF TEXAS §
COUNTY OF BEXAR §

This instrument was acknowledged and signed before me on this the 24th day of January 2023 by Kristie Rose-Zapp, the Managing Agent of the Summerwood Owners Association, Inc. on behalf of the Association.



Ronda Shaw
Notary Public - State of Texas

After Recording Return To:
FirstService Residential San Antonio, LLC
3424 Paesanos Pkwy Ste. 100
San Antonio, TX 78231

EXHIBIT "A"

Summerwood Owners Association, Inc., a subdivision located in Bexar County, Texas, and any other subdivisions which have been or may be subsequently annexed thereto and made subject to the authority of the Summerwood Owners Association, Inc. which sections were originally encumbered by dedicatory instruments filed of record in Bexar County, Texas as follows:

Recording Date	Filed Document	Recording Information
10/13/2006	Certificate of Formation/Bylaws	20060250275
11/19/2008	DCCR's	20080248578
03/23/2010	DCCR's – First Amendment	20100048623
03/07/2011	DCCR's – Second Amendment	20110039430
02/12/2013	Resolution – Collections & Payment Plans	20130028686
08/26/2013	Resolution – ACC Guidelines	20130178179
09/23/2013	Resolution – Records Production, Copying & Retention	20130199499
09/02/2021	Architectural Review Policy	20210244481

File Information

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

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Recorded Date: January 26, 2023
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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: 1/26/2023 8:59 AM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk