

**MANAGEMENT CERTIFICATE
FOR BRAUN WILLOW UNIT 2 & 4 ASSOCIATION, INC.**

SCANNED

1. Name of Subdivision: **Braun Willow Unit 2 & 4**
2. Name of Association: **Braun Willow Unit 2 & 4 Association, INC.**
3. Location of Association: **BRAUN PATH & FALLEN WILLOW; SAN ANTONIO, TX 78254**
4. Recording Data for Association:

Recording Date	Filed Document	Recording Information
10/28/2005	Bylaws-Revised	LT2-11919-2393-13
08/16/2002	Declaration of Covenants, Conditions, and Restrictions	20020400365
11/08/2011	Resolution of The Board of Directors-Retention Policy	PI2-20110207044-2
11/16/2011	Resolution – Payment Plan Guidelines	20050288680
11/21/2011	Resolution – Records Policy	20110207045
01/04/2012	Resolution – Records Retention Policy	20120001649
08/19/2002	Articles of Incorporation	Book 10350 Pages 1786-1789
11/18/2013	Resolution – Xeriscape Standards	20130237497
6/19/2003	Declaration of Annexation	20030154027

5. Association Manager Contact Information:

Name: **Wildwood Management Group**

Mailing Address: **Braun Willow Unit 2 & 4 Community Association**

c/o Wildwood Management Group
14800 San Pedro Avenue, Suite 216
San Antonio, Texas 78232

Phone Number: **(210) 732-0000**

Email Address: **Luana@wildwood-sa.com**

6. Association Website: www.wildwood-sa.com

7. Property Transfer Fees:

Resale Certificates (Texas Property Code 207.003 Compliant): **\$375.00**

Transfer Fees: **\$300.00**

Additional products and documents available upon request from the association manager.

8. Other information the Association considers appropriate: Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other dedicatory instruments of the Association, together with obtaining an official Resale Certificate and performing a comprehensive physical inspection of the lot/home and common areas, prior to purchase. The purpose of this Management Certificate is to comply with Section 209.004 of the Texas Property Code and to provide information sufficient for a title company to correctly identify the Subdivision and to contact its governing Association. This Management Certificate does not purport to identify every piece of information pertinent to the Subdivision. No person should rely on this Management Certificate for anything other than instructions for contacting the Association. The registered agent for the Association is on file with the Texas Secretary of State.



Luana Johnson, Director of Operations

Wildwood Management Group, Managing Agent for the
Braun Willow Unit 2 & 4 Association, Inc.

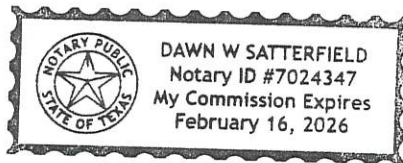
STATE OF TEXAS §

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COUNTY OF BEXAR §

Before me, the undersigned authority, on this day personally appeared Luana Johnson, Director of Operations at Wildwood Management Group, Managing Agent for the Braun Willow Unit 2 & 4 Association, Inc., a Texas nonprofit corporation, known to be the person and officer whose name is subscribed to the foregoing Management Certificate and acknowledged to me that she had executed the same as the act of said corporation for the purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this 22 day of August,
2024.



Dawn W. Satterfield
Notary Public, State of Texas

after recording return to:

Wildwood Management Group
14800 San Pedro Ave, Ste 216
San Antonio, Texas 78232



VG-76-2024-20240154168

File Information

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

Document Number: 20240154168
Recorded Date: August 23, 2024
Recorded Time: 11:56 AM
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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 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:
8/23/2024 11:56 AM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk