

**MANAGEMENT CERTIFICATE  
FOR THE  
KENDALL WOODS ESTATES OWNERS ASSOCIATION, INC.  
KENDALL COUNTY, TEXAS  
(TEXAS PROPERTY CODE SECTION 209.004)**

**NAME OF SUBDIVISION:**

Kendall Woods Estates Subdivision

**NAME OF ASSOCIATION:**

Kendall Woods Estates Owners Association, Inc.

**MAILING ADDRESS OF ASSOCIATION:**

1 FM 3351 S. Suite 115-15  
Boerne, TX 78006-5729

**Subdivision Recording Data:**

- Plat – Volume 2, Page 263
- Amended Plat – Volume 2, Page 318

**RECORDING DATA OF RESTRICTIVE COVENANTS:**

- Declaration – Document No. 102495
- Amended Declaration – Document No. 0115401
- Amended Declaration – Document No. 0121680
- Amended Declaration – Document No. 0131583
- Amended Declaration – Document No. 0140037
- Notice of Filing – Document No. 2020-348767
- Notice of Filing – Document No. 2021-360984

**PROPERTY CONTACT INFORMATION:**

Name: JOAN SPOOR  
Phone Number: 210-860-6032  
Mailing Address: P.O. Box 4006, Bergheim, Texas 78004  
E-mail Address: jokneespa@aol.com

205 SCARLETT RIDGE DR  
BOERNE, TX 78006

**ASSOCIATION'S WEBSITE:**

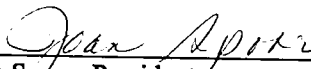
<http://www.kendallwoodsestates.com/>

**PROPERTY TRANSFER FEES:**

- Resale Certificates (Tex. P. Code 207.003 compliant):
  - First Request: \$375.00
  - Second Request: \$75.00
- Transfer Fees: \$225.00

**OTHER INFORMATION:**

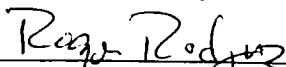
Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other dedicatory instruments of the Association, together with obtaining an official Resale Certificate and performing a comprehensive physical inspection of the lot/home and common areas, prior to purchase. The purpose of this Management Certificate is to comply with the terms of 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.

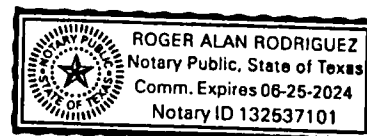
  
\_\_\_\_\_  
Joan Spoor, President  
Kendall Woods Estates Owners Association, Inc.

STATE OF TEXAS                   §  
   §  
COUNTY OF KENDALL       §

Before me, the undersigned authority, on this day personally appeared Joan Spoor, President of the Kendall Woods Estates Owners 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 he/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 3<sup>rd</sup> day of June 2022.

  
\_\_\_\_\_  
Notary Public, State of Texas



**Kendall County  
Darlene Herrin  
Kendall County  
Clerk**

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**Instrument Number:** 370816

eRecording - Real Property

MISCELLANEOUS

Recorded On: June 03, 2022 03:31 PM

Number of Pages: 3

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**" Examined and Charged as Follows: "**

Total Recording: \$30.00

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**\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\***

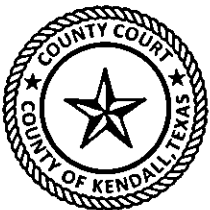
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 370816  
Receipt Number: 20220603000039  
Recorded Date/Time: June 03, 2022 03:31 PM  
User: Paula P  
Station: cclerk06

**Record and Return To:**

Corporation Service Company



**STATE OF TEXAS  
COUNTY OF**

**I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Kendall County, Texas.**

Darlene Herrin  
Kendall County Clerk  
Kendall County, TX

*Darlene Herrin*