

**PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE  
for  
FOREST WOODS SUBDIVISION PROPERTY OWNERS ASSOCIATION**

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**THE STATE OF TEXAS           §  
   §  
COUNTY OF MEDINA         §**

The undersigned, being the Managing Agent for Forest Woods Subdivision Owners Association, a non-profit corporation ("***Association***") organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code, which supersedes any prior Management Certificate filed by the Association:

1.     Name of Subdivision: The name of the subdivision is Forest Woods and includes Forest Woods Subdivision-Phase One, Forest Woods Subdivision-Phase Two, Forest Woods Subdivision-Phase Three, Forest Woods Subdivision-Phase 4, and Forest Woods Subdivision-Phase Five.
2.     Name of Association: The name of the Association is Forest Woods Subdivision Owners Association.
3.     Recording Data for the Subdivision:

Forest Woods Subdivision-Phase One, a subdivision in Medina County, Texas, according to map or plat thereof recorded in Book #7, Page 406 of the Plat Records of Medina County, Texas, and all amendments to or replats of said maps or plats, if any.

Forest Woods Subdivision-Phase Two, a subdivision in Medina County, Texas, according to map or plat thereof recorded in Book #8, Pages 77-88 of the Plat Records of Medina County, Texas, and all amendments to or replats of said maps or plats, if any.

Forest Woods Subdivision-Phase Three, a subdivision in Medina County, Texas, according to map or plat thereof recorded in Book #9, Pages 7-17 of the Plat Records of Medina County, Texas, and all amendments to or replats of said maps or plats, if any.

Forest Woods Subdivision-Phase Four, a subdivision in Medina County, Texas, according to map or plat thereof recorded in Book #9, Pages 179-192 of the Plat Records of Medina County, Texas, and all amendments to or replats of said maps or plats, if any.

Forest Woods Subdivision-Phase Five, a subdivision in Medina County, Texas, according to map or plat thereof recorded in Book #8, Pages 223-230 of the Plat Records of Medina County, Texas, and all amendments to or replats of said maps or plats, if any.

4. Recording Data for the Declaration and Any Amendments to the Declaration: \*

- a. Declaration of Limitations and Restrictions for Forest Woods Subdivision Phase One, recorded on January 7, 2000, in Volume 366/Pages 902, *et seq.*, of the Official Public Records of Real Property of Medina County, Texas, as corrected by that Corrected Declaration recorded on March 10, 2000, in Volume 371, Pages 445-453, of the Official Public Records of Real Property of Medina County, Texas.
- b. Declaration of Limitation and Restrictions for Forest Woods Subdivision Phase Two, recorded on October 24, 2001, in Volume 422, Pages 1050-1056 of the Official Public Records of Real Property of Medina County, Texas, as amended by: (1) that certain Amended Declaration recorded on April 18, 2002, in Volume 440, Pages 542-548 of the Official Public Records of Real Property of Medina County, Texas; (2) that certain Amended Declaration recorded on August 15, 2002, in Volume 454, Pages 59-65 of the Official Public Records of Real Property of Medina County, Texas; (3) that certain Second Amended Declaration recorded on May 22, 2002, in Volume 444, Pages 381-387 of the Official Public Records of Real Property of Medina County, Texas; (4) that certain Third Amended Declaration recorded on August 16, 2002, in Volume 454, Pages 77-83 of the Official Public Records of Real Property of Medina County, Texas; and (5) that certain Fourth Amended Declaration recorded on or about December 8, 2002, in Volume 466, Pages 286-293 of the Official Public Records of Real Property of Medina County, Texas.
- c. Declaration of Limitations and Restrictions for Forest Woods Subdivision Phase Three, recorded on October 27, 2003, in Volume 509, Pages 50-56, of the Official Public Records of Real Property of Medina County, Texas, as amended by that certain Amended Declaration recorded on March 23, 2006, in Volume 617, Pages 1107-1113, as Document No. 2006002464 of the Official Public Records of Real Property of Medina County, Texas.
- d. Declaration of Limitation and Restrictions for Forest Woods Subdivision Phase Four, recorded on May 2, 2006, in Volume 623, Pages 396-402, as Document No. 2006003824 of the Official Public Records of Real Property of Medina County, Texas.
- e. Declaration of Limitations and Restrictions for Forest Woods Subdivision Phase Five, recorded on September 4, 2003, in Volume 502, Pages 461-468, of the Official Public Records of Real Property of Medina County, Texas.

5. Name, Mailing Address, and Web Site of the Association:

Forest Woods Subdivision Owners Association  
14603 Huebner Road, Bldg. 40  
San Antonio, TX 78230  
www.forestwoods.org

6. Name, Mailing Address, Telephone Number, and E-Mail Address of Person Managing the Association or Its Designated Representative:

Rodney Herrera  
Diamond Association Management & Consulting  
14603 Huebner Road, Bldg. 40  
San Antonio, Texas 78230  
210-561-0606  
manager@damctx.com

7. Fees Charged Upon Transfer of Owner Property Within Subdivision:

- a. \$175.00 – Transfer fee payable to Association
- b. \$175.00 - Fee to assemble, copy, and deliver information in resale certificate under Section 207.003 of the Texas Property Code (if order placed)

8. Other Information the Association Considers Appropriate:

a. Additional Recording Information:

- (1) Resolution of the Board of Directors of Forest Woods Subdivision POA Regarding Records Production and Copying Policy, recorded on August 22, 2011, in Volume 823, Pages 1161-1164, as Document No. 2011005148, in the Official Public Records of Real Property of Medina County, Texas.
- (2) Resolution of the Board of Directors of Forest Woods Subdivision POA Regarding Records Retention Policy, recorded on August 22, 2011, in Volume 823, Pages 1165-1166, as Document No. 2011005149, in the Official Public Records of Real Property of Medina County, Texas.
- (3) Resolution of the Board of Directors of Forest Woods Subdivision POA Regarding Payment Plan Guidelines, recorded on August 22, 2011, in Volume 823, Pages 1169-1171, as Document No. 2011005151, in the Official Public Records of Real Property of Medina County, Texas.
- (4) Notice of Filing of Bylaws of Forest Woods Subdivision Property Owners Association, recorded on February 12, 2018, as Document No. 2018000891, of the Official Public Records of Real Property of Medina County, Texas.

- (5) Certificate of Filing and Articles of Incorporation of Forest Woods Subdivision Property Owners Association, filed with the Secretary of State of Texas on May 24, 2006, and attached to this Management Certificate as **Exhibit A** and made a part hereof for all purposes.

Information may be obtained by calling the Association's Management Company at 210-561-0606. The Association's dedicatory instruments are available via the Association website at **www.forestwoods.org**. Prospective purchasers are advised to independently examine all of the dedicatory instruments and governing documents 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.

\*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision or the Association, or to report every piece of information pertinent to the Subdivision and Association. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the Subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

*{SIGNATURE PAGE FOLLOWS}*

Executed on this 4 day of January, 2022.

**FOREST WOODS SUBDIVISION PROPERTY OWNERS ASSOCIATION**

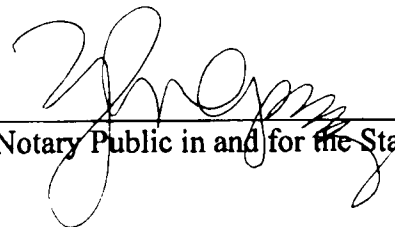
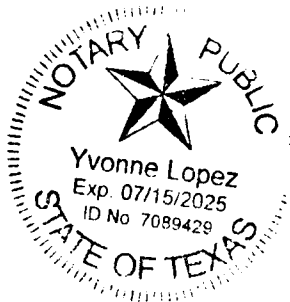
By: Diamond Association Management & Consulting,  
Managing Agent



Rodney Herrera, Managing Agent

THE STATE OF TEXAS       §  
  §  
COUNTY OF Bexar       §

BEFORE ME, the undersigned notary public, on this 4 day of January 2021, personally appeared Rodney Herrera, Managing Agent of Diamond Association Management & Consulting, Managing Agent for Forest Woods Subdivision Property Owners Association, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and in the capacity therein expressed.

  
Notary Public in and for the State of Texas

**EXHIBIT A**

**CERTIFICATE OF FILING  
AND ARTICLES OF INCORPORATION OF  
FOREST WOODS SUBDIVISION PROPERTY OWNERS ASSOCIATION**

Corporations Section  
P.O. Box 13697  
Austin, Texas 78711-3697



Roger Williams  
Secretary of State

## Office of the Secretary of State

### CERTIFICATE OF FILING OF

FOREST WOODS SUBDIVISION PROPERTY OWNERS ASSOCIATION  
File Number: 800659755

The undersigned, as Secretary of State of Texas, hereby certifies that a Certificate of Formation for the above named Domestic Nonprofit Corporation has been received in this office and has been found to conform to the applicable provisions of law.

ACCORDINGLY, the undersigned, as Secretary of State, and by virtue of the authority vested in the secretary by law, hereby issues this certificate evidencing filing effective on the date shown below.

The issuance of this certificate does not authorize the use of a name in this state in violation of the rights of another under the federal Trademark Act of 1946, the Texas trademark law, the Assumed Business or Professional Name Act, or the common law.

Dated: 05/24/2006

Effective: 05/24/2006



A handwritten signature of Roger Williams in black ink.

Roger Williams  
Secretary of State

Phone: (512) 463-5555  
Prepared by: Nicole Rowe

Come visit us on the Internet at <http://www.sos.state.tx.us/>  
Fax: (512) 463-3709

TTY: 7-1-1  
Document: 130700500002

MAY-24-2006 15:17 FROM:M.C. FINKEL, ATTORNE 830-569-5900

TO:151247 To the Office of the  
Secretary of State of Texas

MAY 24 2006

## Corporations Section

### ARTICLES OF INCORPORATION FOREST WOODS SUBDIVISION PROPERTY OWNERS ASSOCIATION

I, the undersigned natural person over the age of eighteen (18), acting as an incorporator, adopt the following Articles of Incorporation of FOREST WOODS SUBDIVISION PROPERTY OWNERS ASSOCIATION (referred to as the "Corporation") under the Texas Non-Profit Corporation Act (referred to as the "Act"):

#### ARTICLE 1 NAME

The name of the corporation is FOREST WOODS SUBDIVISION PROPERTY OWNERS ASSOCIATION.

#### ARTICLE 2 NONPROFIT CORPORATION

The corporation is a nonprofit corporation. Upon dissolution, all of the Corporation's assets shall be distributed to the State of Texas or an organization exempt from taxes under Internal Revenue Code Section 501(c)(3) for one or more purposes that are exempt under the Texas franchise tax.

#### ARTICLE 3 DURATION

The Corporation shall continue in perpetuity.

#### ARTICLE 4 PURPOSES

The purposes for which the corporation is organized are to carry out the provisions of the Declarations of Limitations and Restrictions for all phases of the FOREST WOODS SUBDIVISION, as such Declarations appear in the Public Records of Medina County, Texas, only insofar as such activities are within the meaning of Internal Revenue Code Section 501(c)(3) and Texas Tax Codes Section 11.18(c)(1).

#### ARTICLE 5 POWERS

Except as otherwise provided in these Articles, the Corporation shall have all of the powers provided in the Act.

Articles of Incorporation

Page 1



MAY-24-2006 15:17 FROM:M.C. FINKEL, ATTORNEY 838-569-5800

TO:15124780001

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# **ARTICLE 6** **RESTRICTIONS AND REQUIREMENTS**

The Corporation shall not pay dividends or other corporate income to its directors or officers or otherwise accrue distributable profits or permit the realization of private gain. The Corporation shall have no power to take any action prohibited by the Act.

# **ARTICLE 7** **MEMBERSHIP**

The Corporation shall have one class of members.

# **ARTICLE 8** **INITIAL REGISTERED OFFICE AND AGENT**

The street address of the initial registered office of the Corporation is 3098 IH 35 North, Natalia, Texas 78059. The name of the initial registered agent at this address is CHARLES BEARDSLEE.

# **ARTICLE 9** **BOARD OF DIRECTORS**

The qualifications, manner of selection, duties, terms, and other matters relating to the Board of Directors (referred to as the "Board of Directors") shall be provided in the bylaws. The initial Board of Directors shall consist of nine (9) persons. The number of directors may be increased or decreased by amendment of bylaws. In electing directors, members shall not be permitted to cumulate their votes by giving one candidate as many votes as the number of directors to be elected or by distributing the same number of votes among any number of candidates. The initial Board of Directors shall consist of the following persons at the following addresses:

<u>Name of Director</u>	<u>Street Address</u>
CYNTHIA R. MENDEZ	255 CR 6866 Natalia, Texas 78059
CHARLES BEARDSLEE	333 E CR 6868 Natalia, Texas 78059
HILARIO RIOJAS, JR.	421 CR 6868 Natalia, Texas 78059

MAY-24-2006 13:18 FROM:M.C. FINKEL, ATTORNEY 830-569-5900

TO:15124780001

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ELIZABETH MARTINEZ	1607 Hutchins San Antonio, Texas 78224
CAROLINE DE ROYOS	8831 Dale valley Dr. San Antonio, Texas 78227
ASCENCION SANTANA	160 CR 6860 Natalia, Texas 78059
JOHN COX	P. O. Box 101094 San Antonio, Texas 78201
ANDREA RIOJAS	421 CR 6868 Natalia, Texas 78059
MARIA RAMIREZ	6235 Deer Valley San Antonio, Texas 78242

ARTICLE 10  
LIMITATION ON LIABILITY OF DIRECTORS

A director is not liable to the Corporation or members for monetary damages for an act or omission in the director's capacity as director except to the extent otherwise provided by a statute of the State of Texas.

ARTICLE 11  
INDEMNIFICATION

The Corporation may indemnify a person who was, is, or is threatened to be made a named defendant or respondent in litigation or other proceedings because the person is or was a director or other person related to the Corporation as provided by the provisions in the Act governing indemnification. As provided in the bylaws, the Board of Directors shall have the power to define the requirements and limitations for the Corporation to indemnify directors, officers, members, or others related to the Corporation.

ARTICLE 12  
CONSTRUCTION

All references in these Articles of Incorporation to statutes, regulations, or other sources of legal authority shall refer to the authorities cited, or their successors, as they may be amended from time to time.

MAY-24-2006 15:18 FROM:M.C. FINKEL, ATTORNE 830-569-5900

MAY 24 2006 15:18  
TO:15124780001

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ARTICLE 13  
INCORPORATORS

The name and street address of the incorporator is:

Name of Incorporator

Street Address

MICHAEL C. FINKEL

212 S. Bryant St.  
Pleasanton, Texas 78064

I execute these Articles of Incorporation on May 24, 2006.

  
MICHAEL C. FINKEL

**Medina County  
Gina Champion  
Medina County  
Clerk**

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**Instrument Number:** 2022000123

eRecording - Real Property

CERTIFICATE

Recorded On: January 05, 2022 02:07 PM

Number of Pages: 12

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

Total Recording: \$66.00

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

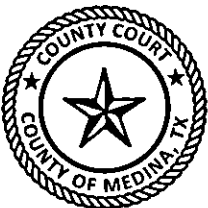
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY  
because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 2022000123  
Receipt Number: 20220105000022  
Recorded Date/Time: January 05, 2022 02:07 PM  
User: Leeann Q  
Station: ccfrontdesk1

**Record and Return To:**

CSC



**STATE OF TEXAS  
MEDINA COUNTY**

**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 Medina County, Texas.**

Gina Champion  
Medina County Clerk  
Medina County, TX