

**PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE  
for  
GRUENEFIELD HOMEOWNERS ASSOCIATION, INC.**

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THE STATE OF TEXAS           §  
  §  
COUNTY OF COMAL           §

The undersigned, being the Managing Agent for Gruenefield Homeowners Association, Inc. ("Association"), a non-profit corporation 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 Gruenefield.
2. Name of Association: The name of the Association is Gruenefield Homeowners Association, Inc.
3. Recording Data for the Subdivision:
  - a. Gruenefield, Unit 1, a subdivision in Comal County, Texas according to the map or plat thereof recorded under Film Code No. 202006013247 of the Map Records of Comal County, Texas, and all amendments to or replats of said maps or plats, if any.
  - b. Gruenefield, Unit 2, a subdivision in Comal County, Texas according to the map or plat thereof recorded under Film Code No. 201806043862 of the Map Records of Comal County, Texas, and all amendments to or replats of said maps or plats, if any.
  - c. Gruenefield, Unit 3, a subdivision in Comal County, Texas according to the map or plat thereof recorded under Film Code No. 202106015158 of the Map Records of Comal County, Texas, and all amendments to or replats of said maps or plats, if any.
  - d. Gruenefield, Unit 4, a subdivision in Comal County, Texas according to the map or plat thereof recorded under Film Code No. 201806043797 of the Map Records of Comal County, Texas, and all amendments to or replats of said maps or plats, if any.
  - e. Gruenefield, Unit 5, a subdivision in Comal County, Texas according to the map or plat thereof recorded under Film Code No. 202106015177 of the Map Records of Comal County, Texas, and all amendments to or replats of said maps or plats, if any.
4. Recording Data for the Declaration:\*

a. Documents:

- (1) Declaration of Covenants, Conditions and Restrictions for Gruenefield Homeowners Association, Inc.
- (2) Declaration of Easements and Restrictive Covenants regarding the Maintenance of Detention Facilities for Gruenefield Homeowners Association, Inc.
- (3) Amendment and Declaration of Annexation and Supplemental Declaration for Gruenefield Homeowners Association, Inc.

b. Recording Information:

- (1) Comal County Clerk's File No. 202006009217.
- (2) Comal County Clerk's File No. 202006026153.
- (3) Comal County Clerk's File No. 202206003254.

5. Name and Mailing Address of the Association: The name and mailing address of the Association is Gruenefield Homeowners Association, Inc. c/o FirstService Residential San Antonio, 3424 Paesanos Pkwy, Suite 100, Shavano Park, Texas 78231.

6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is:

FirstService Residential San Antonio  
3424 Paesanos Pkwy, Suite 100  
Shavano Park, Texas 78231  
210.582.5987  
Krista.Torrez@fsresidential.com

7. The Association's Dedicatory Instruments are Available to Members Online at:  
<https://GruenefieldHOA.connectresident.com>

8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

Description	Fee
Transfer Fee	\$ 340.00
Resale Disclosure Package (6-10 days; 3-5 days; 1-2 days)	\$ 375.00; \$450.00; \$500.00
Resale Disclosure Update (within 60 days of original request)	\$ 75.00

Resale Certificate Fee (6-10 days; 3-5 days; 1-2 days)	\$ 125.00; \$225.00; \$275.00
Developer/Builder to Homeowner-Statement of Account (6-10 days; 3-5 days; 1-2 days)	\$ 35.00; \$50.00; \$75.00
Reverse Mortgage Account Verification (Statement of Account w/recurring)	\$150.00
HOA Questionnaire (optional) - (Single Family)	\$250.00
Loan Estimate Questionnaire (optional) - (Single Family)	\$100.00
HOA Sale Fees [Article 8, Sec. 8.11]	The board will set the amount of the HOA Sale Fees to be charged by the Association, from time to time.
Working Capital Fee [Article 8, Sec. 8.11.2]	\$500.00

Executed on this 31 day of October, 2024.

GRUENEFIELD HOMEOWNERS ASSOCIATION, INC.

By: FirstService Residential, Managing Agent

By: A. Rose Lapp

Printed: FirstService Residential

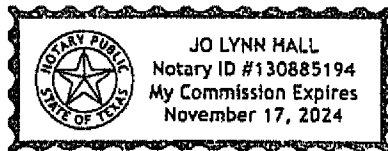
Its: President

\*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report all of information pertinent to the Subdivision. 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.

THE STATE OF TEXAS   §  
  §  
COUNTY OF Comal   §

BEFORE ME, the undersigned notary public, on this 31 day of October, 2024  
personally appeared Kriste Rose-Tapp, President for FirstService  
Residential, Managing Agent for Gruenefield Homeowners Association, Inc., known to me to be  
the person whose name is subscribed to the foregoing instrument, and acknowledged to me that  
s/he executed the same for the purpose and in the capacity therein expressed.

Notary Public in and for the State of Texas



Filed and Recorded  
Official Public Records  
Bobbie Koepp, County Clerk  
Comal County, Texas  
12/10/2024 02:19:35 PM  
LAURA 4 Pages(s)  
202406037498



*Bobbie Koepp*