

THE STATE OF TEXAS
COUNTY OF BEXAR

Timberwood Park Owners Association, Inc
Management Certificate

This Property Owners' Association Management Certificate is being recorded by Timberwood Park Owners Association, Inc (the Association) in compliance with the terms of the Texas Property Code Section 209.004 and supersedes any prior management certificate filed by the Association. The Association submits the following information:

Name of the Subdivision: Timberwood Park Owners Association, Inc

Name of the Association: Timberwood Park

Subdivision Location: 26631 Timberline Drive, San Antonio, Texas 78260

Recording Data for the Subdivision: Recorded in the Plat Records of Bexar County, Texas as follows:

- Unit 1: Vol. 7900, Pg 187-191 and Vol. 9531, Pg 71
- Unit 2: Vol. 8000, Pg 212, 214; Vol. 8100, Pg 179-182, 214-216; Vol. 9000, Pg 236; Vol. 9200, Pg 190; Vol. 9500, Pg 88; Vol. 9519, Pg 213; Vol. 9531, Pg 23; Vol. 9533, Pg 30; Vol. 9536, Pg 105
- Unit 3: Vol. 8700, Pg 32-35, 36, 37; Vol. 8800, Pg 221, Vol. 9100, Pg 85; Vol. 9501, Pg 149; Vol. 9582, Pg 30; Vol. 9587, Pg 146
- Unit 4: Vol. 9100, Pg 40-42
- Unit 5: Vol. 9200, Pg 7-9
- Unit 6: Vol. 9200, Pg 222-224; Vol. 9516, Pg 119; Vol. 9577, Pg 40; Vol. 9611, Pg 198; Vol. 9576, Pg 119
- Unit 7: Vol. 9300, Pg 91-93; Vol. 9528, Pg 12
- Unit 8: Vol. 9300, Pg 175-177; Vol. 9574, Pg 173
- Unit 9: Vol. 9400, Pg 150-152
- Unit 10: Vol. 9500, Pg 80-82; Vol. 9519, Pg 175; Vol. 9548, Pg 122; Vol. 9548, Pg 122; Vol. 9649, Pg 140; Vol. 9693, Pg 213
- Unit 11: Vol. 8200, Pg 171; Vol. 9500, Pg 83-86; Vol. 9522, Pg 64; Vol. 9561, Pg 17; Vol. 9576, Pg 48; Vol. 9660, Pg 180; Vol. 9572, Pg 48
- Unit 12: Vol. 9500, Pg 87-89; Vol. 9524, Pg 145, Vol. 9531, Pg 70
- Unit 13: Vol. 9500, Pg 90-91; Vol. 9561, Pg 141; Vol. 9595, Pg 204; Vol. 9655, Pg 118
- Unit 14: Vol. 9500, Pg 92-94; Vol. 9572, Pg 88
- Unit 15: Vol. 9500, Pg 159-161
- Unit 16: Vol. 9501, Pg 198-200; Vol. 9611, Pg 198
- Unit 17: Vol. 9502, Pg 222-223; Vol. 9513, Pg 84; Vol. 9618, Pg 84
- Unit 18: Vol. 9504, Pg 217-218; Vol. 9519, Pg 207; Vol. 9531, Pg 72
- Unit 19: Vol. 9506, Pg 51
- Unit 20: Vol. 9507, Pg 147
- Unit 21: Vol. 9501, Pg 90-91; Vol. 9559, Pg 101
- Unit 22: Vol. 9501, Pg 92-94; Vol. 9574, Pg 199; Vol. 9501, Pg 92-94
- Unit 23: Vol. 9501, Pg 95-97
- Unit 24: Vol. 9501, Pg 98-100; Vol. 9649, Pg 162
- Unit 25: Vol. 9507, Pg 148
- Unit 26: Vol. 9507, Pg 149
- Unit 27: Vol. 9507, Pg 150
- Unit 28: Vol. 9507, Pg 151

- Unit 29: Vol. 9507, Pg 152
- Unit 30: Vol. 9507, Pg 153
- Unit 31: Vol. 9507, Pg 154
- Unit 32: Vol. 9507, Pg 155
- Unit 33: Vol. 9507, Pg 156
- Unit 34: Vol. 9507, Pg 157
- Unit 35: Vol. 9507, Pg 158
- Unit 36: Vol. 9507, Pg 159
- Unit 37: Vol. 9507, Pg 160
- Unit 38: Vol. 9507, Pg 161; Vol. 20002, Pg 1355
- Unit 39: Vol. 9507, Pg 162
- Unit 40: Vol. 9507, Pg 163
- Unit 41: Vol. 9507, Pg 164
- Unit 42: Vol. 9507, Pg 165
- Unit 43: Vol. 9507, Pg 166
- Unit 44: Vol. 9507, Pg 167 and Vol. 9533, Pg 143
- Unit 45: Vol. 9507, Pg 168
- Unit 46: Vol. 9507, Pg 169; Vol. 20003, Pg 203
- Unit 47: Vol. 9507, Pg 170; Vol. 9646, Pg 95; Vol. 9652, Pg 196
- Unit 48: Vol. 9507, Pg 171; Vol. 9652, Pg 192; Vol. 9646, Pg 99
- Unit 49: Vol. 9507, Pg 172; Vol. 9662, Pg 40
- Unit 50: Vol. 9507, Pg 173
- Unit 51: Vol. 9507, Pg 174
- Unit 52: Vol. 9507, Pg 175
- Unit 53: Vol. 9511, Pg 176
- Unit 54: Vol. 9511, Pg 177
- Unit 55: Vol. 9511, Pg 177
- Unit 56: Vol. 9511, Pg 178
- Unit 57: Vol. 9511, Pg 179
- Unit 58: Vol. 9511, Pg 180
- Unit 59: Vol. 9511, Pg 181
- Unit 60: Vol. 9511, Pg 182
- Unit 61: Vol. 9511, Pg 183
- Unit 62: Vol. 9511, Pg 184
- Unit 63: Vol. 9511, Pg 185
- Unit 64: Vol. 9511, Pg 186
- Unit 65: Vol. 20002, Pg 1036-1037

Recording Data for the Declaration is: The below documents are recorded in the Official Public Records of Bexar County, Texas

Deed Restrictions	Document No.	Volume	Page
Specific Waiver Dedication Deed of Timberwood Park Unit 4	97-0179728	7294	1783
Special Warranty Deed for Timberwood Park	20100226015	14775	2398
Subordination of Assessment Lien for Timberwood Park	20110092401		
Unit 1: DCCR&E for Timberwood Park	769159	8079	915
Unit 2: DCCR&E for Timberwood Park	819842	8251	453
Unit 3: DCCR&E for Timberwood Park	75213	1660	431

Unit 4: DCCR&E for Timberwood Park	276052	2259	886
Unit 5: DCCR&E for Timberwood Park	321733	2374	570
Unit 6: DCCR&E for Timberwood Park	394415	2499	40
Unit 7: DCCR&E for Timberwood Park	406938	2521	594
Unit 8: DCCR&E for Timberwood Park	432212	2570	389
Unit 9: DCCR&E for Timberwood Park	484507	2668	938
Unit 10: DCCR&E for Timberwood Park	899112	3316	1212
Unit 11: DCCR&E for Timberwood Park	1240746	3823	0549
Unit 11: Amended Restrictions	97-0148274	7234	1350
Unit 12: DCCR&E for Timberwood Park	1528448	4225	1596
Unit 12: Amended Restrictions	1784120	4613	1064
Unit 12: Amended Restrictions	1570912	4288	1428
Unit 13: Restrictive Covenants and Easements	97-0067657	7092	0342
Unit 13: Amended Restrictions	97-0160481	7258	0179
Unit 14: Restrictive Covenants and Easements	99-0077729	7937	0982
Unit 15: DCCR&E for Timberwood Park	540985	2772	386
Unit 16: DCCR&E for Timberwood Park		2850	1231
Unit 17: DCCR&E for Timberwood Park	657500	2945	0818
Unit 18: DCCR&E for Timberwood Park	755019	3092	0615
Unit 19: DCCR&E for Timberwood Park	822131	3196	2051
Unit 20: DCCR&E for Timberwood Park	899113	3316	1218
Unit 21: DCCR&E for Timberwood Park	94-0190951	6243	0246
Unit 22: Restrictive Covenants and Easements	2000-0188701	8630	1269
Unit 23: Restrictive Covenants and Easements	97-0067656	7092	0338
Unit 23: Amended Restrictions	97-0160480	7258	0174
Unit 24: Restrictive Covenants and Easements	20070019129		
Unit 25: Restrictive Covenants and Easements	20040022938	0550	2472
Unit 26: Restrictive Covenants and Easements	96-0077159	6764	1552
Unit 27: Restrictive Covenants and Easements	96-0077160	6764	1556
Unit 28: Restrictive Covenants and Easements	96-0077157	6764	1544
Unit 29: Restrictive Covenants and Easements	95-0059151	6399	1891
Unit 30: Restrictive Covenants and Easements	95-0059150	6399	1886
Unit 31: Restrictive Covenants and Easements	96-0077158	6764	1548
Unit 32: Restrictive Covenants and Easements	96-0154374	6898	2033
Unit 33: Restrictive Covenants and Easements	96-0154375	6898	2037
Unit 34: Restrictive Covenants and Easements	96-0118263	6838	1051
Unit 35: Restrictive Covenants and Easements	95-0059148	6399	1876
Unit 36: Restrictive Covenants and Easements	95-0059149	6399	1881
Unit 37: Restrictive Covenants and Easements	20050089334		
Unit 38: Restrictive Covenants and Easements	20050089335		
Unit 39: Restrictive Covenants and Easements	20050089336		

Unit 40: Restrictive Covenants and Easements	96-0118264	6838	1055
Unit 41: DCCR&E for Timberwood Park	1527155	4223	1680
Unit 42: DCCR&E for Timberwood Park	1072069	3572	1604
Unit 43: DCCR&E for Timberwood Park	1169915	3717	0819
Unit 44: DCCR&E for Timberwood Park	1527156	4223	1684
Unit 45: Restrictive Covenants and Easements	20110215981	5252	1900
Unit 46: Restrictive Covenants and Easements	20110215980	5252	1897
Unit 53: Restrictive Covenants and Easements	20040022939	0550	2476
Unit 54: DCCR&E for Timberwood Park	1767582	4587	1872
Unit 55: DCCR&E for Timberwood Park	93-2580384	5910	1135
Unit 56: Restrictive Covenants and Easements	20040022940	0550	2480
Unit 57: DCCR&E for Timberwood Park	1767581	4587	1868
Unit 58: Restrictive Covenants and Easements	20040022941	0550	2484
Unit 59: DCCR&E for Timberwood Park	1767583	4587	1876
Unit 60: DCCR&E for Timberwood Park	1767584	4587	1880
Unit 61: DCCR&E for Timberwood Park	2471005	5711	1296
Unit 62: Vacating Declaration for Timberwood Park	2068644	5045	0678
Unit 63: Vacating Declaration for Timberwood Park	2068643	5045	0675
Unit 64: DCCR&E for Timberwood Park	1527156	4223	1684
Unit 65: Restrictive Covenants and Easements	20190204544		
Timberwood Park Architectural Guidelines for New Projects	20110127895		
Unit 1: Specific Waiver of Minimum Setback for Timberwood Park	95-0194026	6630	0190
Unit 2: Specific Waiver of Minimum Setback for Timberwood Park	20050143555		
Unit 2: Specific Waiver of Minimum Setback for Timberwood Park	20200257258		
Unit 4: Specific Waiver of Minimum Setback for Timberwood Park	97-0179728	7294	1783
Unit 9: Specific Waiver of Minimum Setback for Timberwood Park	96-0104098	6813	1934
Unit 15: Specific Waiver of Minimum Setback for Timberwood Park	99-0118686	8018	1053
Unit 16: Specific Waiver of Minimum Setback	20070120252		
Memorandum of Appointment for Timberwood Park	20150152838		
Partial Assignment of Developer Rights for Timberwood Park	20110002375		

Mailing Address of the Association, or Name, Mailing Address of Person or Entity Managing the Association:

Timberwood Park Owners Association, Inc
c/o RowCal Management – Attn: Community Manager
PO Box 421150
Minneapolis, MN 55442
CareTeam@RowCal.com

512-580-4212

Website Address of the Association:

<https://www.rowcal.com>

Property Transfer Fee(s) Charged by the Association:

Resale Certificate: \$375

Upgraded Resale Certificate: \$450

Resale Certificate UPDATE (1-180 days): \$75

Transfer Fees: \$275

HomeWise Convenience Fee: \$9.95

HomeWise Process Fees: \$20-50

Resale Certificate RUSH: \$75-125

Other Information

Prospective purchases are advised to independently examine the Declaration, Bylaws, and all other 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.

ACKNOWLEDGEMENT

State of Texas

County of Bexar

Signed this the 22 day of October, 2025.

Timberwood Park Owners Association, Inc
(A TEXAS NON-PROFIT CORPORATION)

RowCal Management, LLC

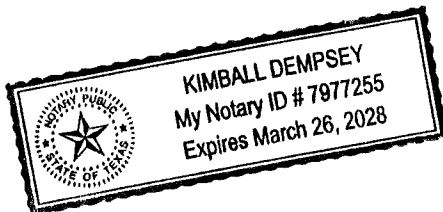
Name of Association or Person Managing Association

By: Sawyer Stubbs

Sawyer Stubbs - Managing Agent

Printed Name and Title of the Above Person

BEFORE ME, the undersigned notary public, on this the 22nd day of October, 2025 personally appeared Sawyer Stubbs, Managing Agent for Timberwood Park Owners Association, Inc, 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.



[Signature]
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Printed Name of Notary Kimball Dempsey

My Commission Expires 3/26/28

After recording, return to the managing agent, RowCal Management:

Timberwood Park Owners Association, Inc
c/o RowCal Management – Attn: Community Manager
PO Box 421150
Minneapolis, MN 55442

File Information

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

Document Number: 20250199181
Recorded Date: October 27, 2025
Recorded Time: 10:07 AM
Total Pages: 7
Total Fees: \$45.00

**** THIS PAGE IS PART OF THE DOCUMENT ****

**** Do Not Remove ****

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: 10/27/2025 10:07 AM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk