

MANAGEMENT CERTIFICATE FOR  
PARKWOOD MAINTENANCE ASSOCIATION  
BEXAR COUNTY

STATE OF TEXAS §  
COUNTY OF BEXAR §

1. Name of Subdivision: Parkwood Maintenance
2. Name of Association: Parkwood Maintenance Association, Inc.
3. Recording Data for Subdivision: See Exhibit "A"
4. Recording Data for Declaration: See Exhibit "A"
5. Name and mailing address of Association: Parkwood Maintenance Association, Inc., 3424 Paesanos Pkwy, Ste 100, San Antonio, TX 78231.
6. The Association's designated representative is: FirstService Residential San Antonio, LLC, 3424 Paesanos Pkwy, Ste 100, San Antonio, TX 78231; 210-829-7202 Office; 210-829-5207 Fax. Email: [sanantonio@fsresidential.com](mailto:sanantonio@fsresidential.com) Community Website: <https://parkwoodmaintenance.connectresident.com/>
7. Resales Disclosure Package: \$375.00  
Homeowner Setup/ Unit Transfer Fee: There is a transfer fee in the amount of \$295.00 collected at closing from the buyer.
8. Other information the Association considers appropriate for the governing, administration or operation of the subdivision and Association: See Exhibit "A"

*Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the Parkwood Maintenance Association, Inc., as well as performing a physical inspection of the property and common areas, prior to purchase. This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision. No person should rely on this Management Certificate for anything other than for identifying and contacting the Association.*

PARKWOOD MAINTENANCE ASSOCIATION, INC.

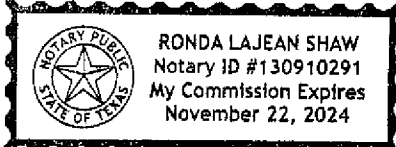
By: Kristie Rose-Zapp

Print Name: Kristie Rose-Zapp

Print Title: Managing Agent

STATE OF TEXAS §  
COUNTY OF BEXAR §

This instrument was acknowledged and signed before me on this the 26<sup>th</sup> day of January 2023 by Kristie Rose-Zapp, the Managing Agent of the Parkwood Maintenance Association, Inc. on behalf of the Association.



Ronda Shaw  
Notary Public – State of Texas

After Recording Return To:  
FirstService Residential San Antonio, LLC  
3424 Paesanos Pkwy, Ste 100  
San Antonio, TX 78231

## EXHIBIT "A"

The **Parkwood Maintenance Association**, a subdivision located in Bexar County, Texas, and any other subdivisions which have been or may be subsequently annexed thereto and made subject to the authority of the Parkwood Maintenance Association, Inc. which sections were originally encumbered by dedicatory instruments filed of record in Bexar County, Texas as follows:

Recording Date	Filed Document	Recording Information
05/08/1986	Plat Unit 1	1151702
07/11/1986	DCCR	1190101
07/14/1986	Plat Unit 2	1190542
07/15/1986	Bylaws	1191217
08/05/1986	Bylaws Corrected	1204144
08/21/1986	DCCR Annexation Unit 1 & Unit 2	1215199
09/29/1986	DCCR Annexation Unit 3	1239265
10/14/1986	Plat Unit 3	1249635
10/14/1986	Plat Unit 4	1249638
08/25/1987	DCCR Annexation Unit 4	1452967
08/28/1987	DCCR Annexation Unit 5	1455471
09/08/1987	Plat Unit 5	1460987
12/28/1988	Plat Unit 1 Amended	1692038
12/28/1988	Plat Unit 6A	1692039
01/09/1989	DCCR Annexation Unit 6A	1696881
01/09/1989	DCCR Annexation Unit 6A	1696881
01/19/1990	Plat Unit 6D	1867231
03/06/1990	DCCR Annexation Unit 6D	1886858
04/06/1990	Plat Unit 6C	1901364
10/08/1991	DCCR Annexation Unit 6C	2153782
01/23/1992	Plat Unit 6B	2198789
06/17/1992	Plat Unit 6A Amended	2271785
08/24/1992	DCCR Annexation Unit 6B	2304957
11/05/1992	Plat Unit 5 Replat	2343704
03/19/1993	Plat Unit 6B Replat	2409188
05/28/1993	Plat Unit 6C Amended	2446850
08/06/1993	Plat Unit 8	2494628
09/10/1993	DCCR Annexation Unit 8	2516054
10/06/1993	Plat Unit 7	2531902
03/14/1994	Plat Unit 6C Amended	46208
10/28/1994	Plat Unit 8 Amended	190939
02/09/1996	Plat Unit 8 Replat	18666
03/15/1996	Plat Unit 6E	38024
09/28/2004	Articles of Incorporation	20040223500
09/21/2007	Bylaws 1st Amendment	20070226052
10/25/2010	Bylaws 2nd Amendment	20100191513
10/07/2011	Resolution - Payment Plans	20110180353
10/07/2011	Resolution - Records Retention	20110180354
10/07/2011	Resolution - Assessment Collections	20110180352
10/31/2011	Pool Rules, Reservations Leases, ACC Guidelines	
02/24/2012	Resolution - Enforcement of Maintenance	20120034056
07/29/2014	ACC Guidelines for Flag Poles, Rain Barrels & Energy Generating/Saving Devices (Solar)	20140127977
10/28/2021	Enforcement Policy	20210301168
10/28/2021	Security Measures Policy	20210301162
10/28/2021	Religious Displays Policy	20210301161
11/05/2021	Architectural Review Policy	20210310181

**File Information**

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

**Document Number:** 20230014129  
**Recorded Date:** January 26, 2023  
**Recorded Time:** 2:45 PM  
**Total Pages:** 3  
**Total Fees:** \$30.00

**\*\* 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: 1/26/2023 2:45 PM



*Lucy Adame-Clark*  
Lucy Adame-Clark  
Bexar County Clerk