

**MANAGEMENT CERTIFICATE FOR  
PARKWOOD MAINTENANCE ASSOCIATION, INC.**

The following information is being provided pursuant to Section 209.004, Texas Property Code:

1. Name of subdivision: Parkwood
2. Name of the association: Parkwood Maintenance Association, Inc.
3. Mailing address: 3424 Paesanos Parkway, Suite 100  
San Antonio, TX 78231
4. Subdivision plat information: Unit 1: Volume 9513, Pages 105-110, as amended by Volume 9520, Page 34;  
Unit 2: Volume 9514, Pages 9-11;  
Unit 3: Volume 9514, Pages 180-182;  
Unit 4: Volume 9514, Pages 183-187;  
Unit 5: Volume 9517, Pages 118-119; as vacated by Volume 4473, Page 518, Volume 9525, Pages 167-168;  
Unit 6A: Volume 9520, Pages 35-36, as amended by Volume 9524, Page 218;  
Unit 6B: Volume 9524, Pages 52-53; as replatted by Volume 9526, Page 107;  
Unit 6C: Volume 9521, Page 183, as amended by Volume 9526, Page 201, as amended by Volume 9528, Page 135;  
Unit 6D: Volume 9521, Page 107;  
Unit 6E: Volume 9533, Page 224;  
Unit 7: Volume 9527, Pages 155-156;  
Unit 8: Volume 9527, Pages 68-69, as amended by Volume 9530, Page 111, as further replatted by Volume 9533, Page 155, Deed and Plat Records of Bexar County, Texas
5. Declaration information: Unit 1: Declaration of Restrictions, executed on July 10, 1986, recorded in Volume 3748, Page 764, et seq., Official Public Records of Real Property of Bexar County, Texas  
  
Unit 2: Annexation Declaration for Parkwood Unit 1, executed on August 18, 1986, recorded in Volume 3785, Page 1873, et seq., Official Public Records of Real Property of Bexar County, Texas  
  
Unit 3: Annexation Declaration for Parkwood Unit Three (3), executed on September 26, 1986, recorded in Volume 3820, Page 1757, et seq., Official Public Records of Real Property of Bexar County, Texas  
  
Unit 4: Annexation Declaration for Parkwood Unit Four (4), executed on August 24, 1987, recorded in Volume 4116, Page 208, et seq., Official Public Records of Real Property of Bexar County, Texas  
  
Unit 5: Annexation Declaration for Parkwood Unit Five (5), executed on August 25, 1987, recorded in Volume 4119, Page 1402, et seq., Official Public Records of Real Property of Bexar County, Texas  
  
Unit 6A: Annexation Declaration for Parkwood Subdivision, Unit 6A, executed on January 6, 1989, recorded in Volume 4885, Page 324, et seq., Official Public Records of Real Property of Bexar County, Texas  
  
Unit 6B: Annexation Declaration for Parkwood Subdivision, Unit 6B, executed on August 19, 1992, recorded in Volume 5422, Page 1797, et seq., Official Public Records of Real Property of Bexar County, Texas

Unit 6C: Annexation Declaration for Parkwood Subdivision, Unit 6C, executed on October 8, 1991, recorded in Volume 5175, Page 309, et seq., Official Public Records of Real Property of Bexar County, Texas

Unit 6D: Annexation Declaration for Parkwood Subdivision, Unit 6D, executed on March 5, 1990, recorded in Volume 4769, Page 2085, et seq., Official Public Records of Real Property of Bexar County, Texas

Unit 6E: Annexation Declaration for Parkwood Subdivision, Unit 6E, executed on April 3, 1996, recorded in Volume 6723, Page 1856, et seq., Official Public Records of Real Property of Bexar County, Texas

Unit 7: Annexation Declaration for Parkwood Subdivision, Unit 7, executed on October 7, 1993, recorded in Volume 5874, Page 526, et seq., Official Public Records of Real Property of Bexar County, Texas

Unit 8: Annexation Declaration for Parkwood Subdivision, Unit 8, executed on September 8, 1993, recorded in Volume 5790, Page 1941, et seq., Official Public Records of Real Property of Bexar County, Texas

6. Association management or representative:

FirstService Residential San Antonio, LLC  
3424 Paesanos Parkway, Suite 100  
San Antonio, TX 78231  
Telephone: (210) 829-7202  
Fax: (210) 829-5207  
E-mail: sanantonio@fsresidential.com

7. Website address:

<https://parkwoodmaintenance.connectresident.com/>

8. Property fees:

Transfer fee: \$340.00  
Resale disclosure package:

- 6-10 days: \$375.00
- 3-5 days: \$450.00
- 1-2 days: \$500.00

Resale disclosure update within 60 days of original request: \$75.00  
Refinance certificate fee:

- 6-10 days: \$125.00
- 3-5 days: \$225.00
- 1-2 days: \$275.00

Developer/Builder to Homeowner– statement of account:

- 6-10 days: \$35.00
- 3-5 days: \$50.00
- 1-2 days: \$75.00

Reverse mortgage account verification (state of account with recurring): \$150.00  
HOA questionnaire (single family): \$250.00 (optional)  
Loan estimate questionnaire (single family): \$100.00 (optional)

PARKWOOD MAINTENANCE ASSOCIATION, INC.,  
a Texas non-profit corporation



By: Kristie Rose-Zapp, Managing Agent

STATE OF TEXAS                   §

  §  
COUNTY OF BEXAR               §

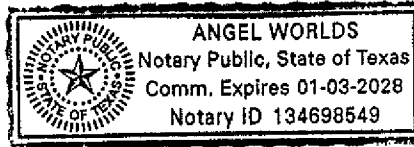
Before me, the undersigned notary public, on this day personally appeared Kristie Rose-Zapp, Managing Agent of Parkwood Maintenance Association, Inc., known to me or proved to me by presentation to me of a governmentally-issued identification card to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed it for the purposes and consideration expressed in it.

Given under my hand and seal of office the 6<sup>th</sup> day of March, 2024.

Angel Worlds  
Notary Public, State of Texas

**AFTER RECORDING RETURN TO:**

Allen, Stein & Durbin, P.C.  
Attorneys at Law  
P.O. Box 101507  
San Antonio, TX 78201  
04115.0001.2533793.ia



**File Information**

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

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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: 3/8/2024 8:37 AM



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