

**MANAGEMENT CERTIFICATE FOR
GRUENE ARBORS SUBDIVISION HOMEOWNERS ASSOCIATION
COMAL COUNTY**

STATE OF TEXAS §
COUNTY OF COMAL §

1. **Name of Subdivision:** Gruene Arbors Subdivision
2. **Name of Association:** Gruene Arbors Subdivision Homeowners 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:** Gruene Arbors Subdivision Homeowners 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
Community Website: <https://gruenearbors.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.
Capitalization Fee: \$300.00 (Frist Buyer Only)
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 Gruene Arbors Subdivision Homeowners Association, 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.

GRUENE ARBORS SUBDIVISION HOMEOWNERS ASSOCIATION, INC.

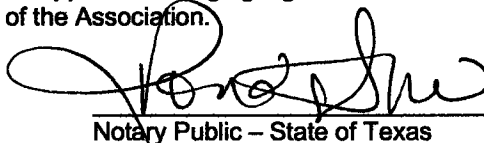
By: Kristie Rose-Zapp

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 24th day of January 2023 by Kristie Rose-Zapp, the Managing Agent of the Gruene Arbors Subdivision Homeowners Association, Inc. on behalf of the Association.



Notary Public – State of Texas

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

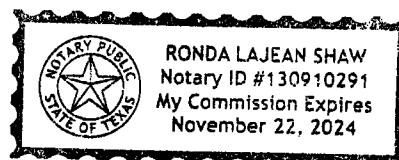


EXHIBIT "A"

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

Recording Date	Filed Document	Recording Information
04/06/2017	Declaration of Covenants, Conditions and Restrictions	201706016879
04/06/2017	Resolution Regarding Payment Plans on Past Due Assessments	201706016876
04/06/2017	Resolution Regarding Records Production, Copying, and Retention	201706016877
08/01/2017	Community Manual	201706036151

**Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
01/26/2023 09:33:32 AM
TERRI 2 Pages(s)
202306002687**



Bobbie Koepp