

Walzem Farms (Rosewood (San Antonio) Homeowners Association, Inc) Management Certificate

This Property Owners' Association Management Certificate is being recorded by Walzem Farms (Rosewood (San Antonio) Homeowners Association, Inc) (the "Association") in compliance with the terms of Chapter 209 of the Texas Property Code and supersedes any prior management certificate filed by the Association. The Association submits the following additional information:

Name of the Subdivision: Walzem Farms

Name of the Association: Walzem Farms (Rosewood (San Antonio) Homeowners Association, Inc)

Recording Data for Association:

The Subdivision is recorded according to the Map and Plat Records in Bexar County, Texas, as follows.

(a) Vol 9555, Page 123-133

Recording Data for Restrictions:

The Declarations for the Association are recorded in the Real Property Records of Bexar County, Texas, as follows:

- (a) Declaration of Covenants, Conditions and Restrictions for Rosewood. Vol 9846, p0390.
- (b) Bylaws of Rosewood (San Antonio) Homeowners' Association, Inc. Doc 200501573657.
- (c) First Amendment to the Bylaws of Rosewood (San Antonio) Homeowners' Association, Inc. Doc 20050173657.

Name and Mailing Address of the Association

Walzem Farms (Rosewood (San Antonio) Homeowners Association, Inc)
c/o Professional Community Management
14100 San Pedro Ave. Ste. 602
San Antonio, TX 78232

Name, Mailing Address, Telephone Number, and E-mail Address of Person Managing the Association or its Designated Representative

Professional Community Management
14100 San Pedro Ave. Ste. 602
San Antonio, TX 78232
210-545-1888
AHC.info@associa.us

Website Address of the Association

www.townsq.io

Property Transfer Fee(s) Charged by the Association:

New account setup fee establishing new owner's account in the association's records: \$95

Resale Certificate: \$375

Resale Certificate Update: \$75

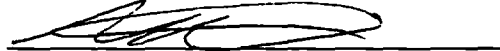
Legacy Account Closure Fee: \$220

Refinance Statement of Account: \$75

Expedite Fee for Resale Certificate prior to 10 business day delivery obligation: \$175 for 1 day expedite
\$125 for 3 day expedite

Executed on this the 22 day of August 2024


Walzem Farms (Rosewood (San Antonio) Homeowners Association, Inc), acting by and through its managing agent for Professional Community Management.


Alex Rix, Branch President

STATE OF TEXAS §
 § COUNTY OF
BEXAR §

This instrument was acknowledged before me on the 22 day of August 2024 by Alex Rix, Branch President with Professional Community Management, the managing agent for Walzem Farms (Rosewood (San Antonio) Homeowners Association, Inc), a Texas nonprofit corporation, on behalf of such corporation.




Notary Public, State of Texas

When recorded return to:
Professional Community Management
c/o Associa Hill Country
14100 San Pedro Ave. Ste. 602
San Antonio, TX 78232

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: 10/1/2024 10:14 AM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk