

THE STATE OF TEXAS
COUNTY OF BEXAR

Towne Lake Garden Association, Inc.
Management Certificate

This Property Owners' Association Management Certificate is being recorded by Towne Lake Garden 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: Towne Lake Garden Association, Inc.

Name of the Association: Towne Lake Gardens

Subdivision Location: Towne Lake Drive, San Antonio, Bexar County, Texas, 78217

Recording Data for the Subdivision: Recorded in Book 9508, Page 86 and Book 9503, Pages 153-156, Page 55 of the Deed and Plat Records of Bexar County, Texas.

Recording Data for the Declaration is: Declarations of Covenants, Conditions & Restrictions are recorded in Book 03352, Page 148 (Document No. 923729) and Book 3438, Page 0816 of the Official Public Records of Bexar County, Texas.

Other Information the Association Considers Appropriate:

The following documents are recorded in the Official Public Records of Bexar County, Texas.

- Amended Bylaws are recorded as Document No. 20070032341.
- Rules & Regulations are recorded as Document No. 20030211422 (Volume 10235, Page 0752).
- Guidelines for Architectural Control Committee, Collections Policy, Contract Bid Policy, Golf Cart Policy, Guidelines for Covenant Violation Hearings, Leasing Information Policy, Pandemic Exposure Policy, Payment Plan Policy, Religious Items Display Policy, Security Measures, Fencing Policy, and Swimming Pool Enclosure Policy are filed as Document No. 20210274285.
- Policies concerning Payment Plans, Document Retention & Records Production are recorded as Document No. 20120020295.

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

Towne Lake Garden 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 16th day of July, 2025.

Towne Lake Garden Association, Inc.
(A TEXAS NON-PROFIT CORPORATION)

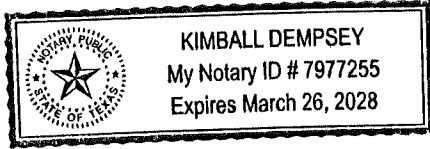
RowCal Management, LLC
Name of Association or Person Managing Association


By: Sawyer Stubbs

Sawyer Stubbs - Managing Agent
Printed Name and Title of the Above Person

BEFORE ME, the undersigned notary public, on this the 16th day of July, 2025 personally appeared Sawyer Stubbs, Managing Agent for Towne Lake Garden 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.





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:

Towne Lake Garden 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: 20250134966
Recorded Date: July 24, 2025
Recorded Time: 12:17 PM
Total Pages: 4
Total Fees: \$33.00

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**** 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: 7/24/2025 12:17 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk