

**MANAGEMENT CERTIFICATE FOR
WOODGLEN HOMEOWNERS ASSOCIATION
BEXAR COUNTY**

STATE OF TEXAS §
COUNTY OF BEXAR §

1. **Name of Subdivision:** Woodglen
2. **Name of Association:** Woodglen 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:** Woodglen 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: resale.tx@fsresidential.com.

Community Website: <https://woodglenhoa.connectresident.com/>

7. **A. Resales Disclosure Package:** \$500.00 (1-2 days), \$450.00 (3-5 days), \$375.00 Standard. \$100.00 Refinance Fee, \$75.00 Updated Resale

B. Homeowner Setup/ Unit Transfer Fee: There is a transfer fee in the amount of \$340.00 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 Woodglen Homeowners 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.

WOODGLEN HOMEOWNERS ASSOCIATION, INC.

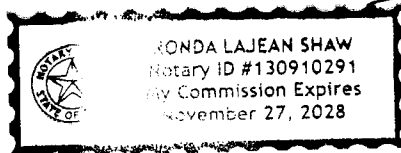
By: Kristie Rose Zapp

Print Name: Kristie Rose-Zapp

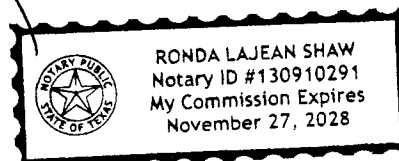
Print Title: Managing Agent

STATE OF TEXAS §
COUNTY OF BEXAR §

This instrument was acknowledged and signed before me on this the 2nd day of October 2025 by Kristie Rose Zapp Managing Agent of the Woodglen Homeowners Association, Inc. on behalf of the Association.



Ronda Lajeane 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 Woodglen Homeowners 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 Woodglen Homeowners 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
04/13/1983	DCCR Unit 1	564524
09/16/1983	DCCR Unit 1 and Unit 2	641419
07/23/1985	DCCR Annexation Unit 3	995014
04/30/1987	DCCR Unit 1 and Unit 2, Unit 3A Annexation	1381336
05/09/1995	DCCR Annexation Unit 4A	68205
07/05/1995	DCCR Unit 1, 2, 3 and Annexation of Unit 4A	96824
07/17/1995	Annexation and Consent to Annexation	103018
08/05/1996	DCCR Annexation Unit 4B	117302
06/10/1998	DCCR Annexation Unit 5	96641
06/22/1999	DCCR Annexation Unit 6	118733
12/15/1999	DCCR Annexation Unit 7	229955
08/28/2001	Articles of Incorporation, Bylaws and Pool Guidelines	20010152485
01/19/2012	Resolution - Collection and Payment Plan	20120010595
01/19/2012	Resolution - Records Retention	20120010593
06/15/2012	Pool Guidelines	20120113325
07/10/2012	Pool Rules & Lease	20120130286
08/24/2012	Bylaws 1st Amendment	20120164384
05/21/2019	Swimming Pool Rules	20190094836

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

File Information

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

Document Number: 20250184077
Recorded Date: October 02, 2025
Recorded Time: 4:15 PM
Total Pages: 3
Total Fees: \$29.00

**** 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: 10/2/2025 4:15 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk