

PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE  
*for*  
GLENWOOD HOMEOWNERS ASSOCIATION, INC.

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THE STATE OF TEXAS           §  
   §  
COUNTY OF WILLIAMSON   §

The undersigned, being the Managing Agent of Glenwood Homeowners Association, Inc., a non-profit corporation (the "**Association**") organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code, which supersedes any Management Certificate previously filed by the Association:

1. Name of Subdivision: The name of the subdivision is Glenwood.
2. Name of Association: The name of the Association is Glenwood Homeowners Association, Inc.
3. Recording Data for the Subdivision:
  - a. Glenwood, Phase 1, a subdivision in Williamson County, Texas according to the map or plat thereof recorded under Document No. 2003022092 of the Plat Records of Williamson County, Texas and all amendments to or replats of said maps or plats, if any.
  - b. Glenwood, Phase 2A, a subdivision in Williamson County, Texas according to the map or plat thereof recorded under Document No. 2005009450 of the Plat Records of Williamson County, Texas and all amendments to or replats of said maps or plats, if any.
  - c. Glenwood Subdivision, Phase 2B, a subdivision in Williamson County, Texas according to the map or plat thereof recorded under Document No. 2006044287 of the Plat Records of Williamson County, Texas and all amendments to or replats of said maps or plats, if any.
  - d. Glenwood, Phase 3A, a subdivision in Williamson County, Texas according to the map or plat thereof recorded under Document No. 2013065020 of the Plat Records of Williamson County, Texas and all amendments to or replats of said maps or plats, if any.
  - e. Glenwood, Phase 3B, a subdivision in Williamson County, Texas according to the map or plat thereof recorded under Document No. 2014008777 of the Plat Records of Williamson County, Texas and all amendments to or replats of said maps or plats, if any.

- f. Glenwood, Phase 4A, a subdivision in Williamson County, Texas according to the map or plat thereof recorded under Document No. 2005072585 of the Plat Records of Williamson County, Texas and all amendments to or replats of said maps or plats, if any.
- g. Glenwood, Phase 4B, a subdivision in Williamson County, Texas according to the map or plat thereof recorded under Document No. 2007051616 of the Plat Records of Williamson County, Texas and all amendments to or replats of said maps or plats, if any.
- h. Glenwood, Phase 5, a subdivision in Williamson County, Texas according to the map or plat thereof recorded under Document No. 2015064417 of the Plat Records of Williamson County, Texas and all amendments to or replats of said maps or plats, if any.
- g. Glenwood, Phase 6A, a subdivision in Williamson County, Texas according to the map or plat thereof recorded under Document No. 2014095379 of the Plat Records of Williamson County, Texas and all amendments to or replats of said maps or plats, if any.
- h. Glenwood, Phase 6B, a subdivision in Williamson County, Texas according to the map or plat thereof recorded under Document No. 2015069954 of the Plat Records of Williamson County, Texas and all amendments to or replats of said maps or plats, if any.
- i. Property described by metes and bounds in Exhibit "A" to the document identified in Paragraph 4.a.(2) and 4.b.(2) of this Notice (which said Exhibit "A" is incorporated herein by reference).
- j. Any and all Property subject to the Declaration through the filing of an Annexation or Notice in accordance with the Declaration listed below under Paragraphs 4.a.(1) and 4.b.(1). Glenwood consists of numerous Phases all of which are located in Williamson County, Texas as more particularly described in the Annexations or Notices recorded in the Official Public Records of Real Property of Williamson County, Texas.

4. Recording Data for the Declaration\*:

a. Documents:

- (1) Declaration of Covenants, Conditions and Restrictions for Glenwood, Phase I Williamson County, Texas.
- (2) Declaration of Covenants, Conditions and Restrictions for Glenwood, Phase I Williamson County, Texas [Adding Phase 5].
- (3) Annexation of Additional Land into Jurisdiction of Glenwood Homeowners Association, Inc. and Encumbrance of Additional Land with Covenants, Conditions and Restrictions.

- (4) Notice of Additional Land to Declaration of Covenants, Conditions and Restrictions for Glenwood, Phase 1, Williamson County, Texas [Adding Phase 6A].
- (5) Covenants, Conditions, and Restrictions First Amendment of Declaration of Covenants, Conditions, and Restrictions Regarding Gas at Glenwood.
- (6) Covenants, Conditions, and Restrictions First Amendment of Declaration of Covenants, Conditions, and Restrictions Regarding Gas at Glenwood - Corrected.
- (7) Covenants, Conditions, and Restrictions Second Amendment of Declaration of Covenants, Conditions and Restrictions Regarding Gas at Glenwood.

b. Recording Information:

- (1) Williamson County Clerk's File No. 2003022093.
- (2) Williamson County Clerk's File No. 2015075606.
- (3) Williamson County Clerk's File No. 2005014949.
- (4) Williamson County Clerk's File No. 2015001984.
- (5) Williamson County Clerk's File No. 2003064024.
- (6) Williamson County Clerk's File No. 2012060924.
- (7) Williamson County Clerk's File No. 2012076749.

5. Name and Mailing Address of the Association: The name and mailing address of the Association is Glenwood Homeowners Association, Inc. c/o RealManage, P.O. Box 803555, Dallas, Texas 75380-3555.

6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is:

RealManage Closing Portal  
P.O. Box 803555  
Dallas, Texas 75380-3555.  
866.473.2573  
[GLENWOOD@CiraMail.com](mailto:GLENWOOD@CiraMail.com)

7. The Association's Dedicatory Instruments are available to Members online at:  
[www.ciranet.com/residentportal](http://www.ciranet.com/residentportal).

8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

Description	Fee
Resale Certificate	\$ 375.00
Transfer Fee	\$ 325.00
Update Fee	\$ 75.00
Refinance Fee	\$ 250.00

Resale certificates are requested via the RealManage Closing Portal at [www.realmanage.com/closingportal](http://www.realmanage.com/closingportal).

Executed on this 8th day of April, 2025.

**GLENWOOD HOMEOWNERS ASSOCIATION, INC.**

By: RealManage,  
Managing Agent

By: Community Manager

Printed: Steven Santamaria

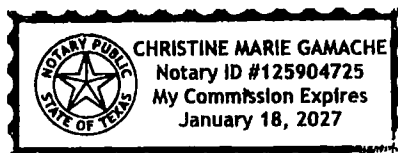
Its: [Signature]

\*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the Subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

THE STATE OF TEXAS §

COUNTY OF Williamson §

BEFORE ME, the undersigned notary public, on this 8th day of April, 2025 personally appeared Steven Santamaria, Community Manager of RealManage, Managing Agent for Glenwood Homeowners Association, Inc. known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purpose and in the capacity therein expressed.



[Signature]  
Notary Public in and for the State of Texas

**ELECTRONICALLY RECORDED  
OFFICIAL PUBLIC RECORDS**

**2025035060**

Pages: 5 Fee: \$41.00

05/08/2025 10:15 AM

OSALINAS



*Nancy E. Rister*

Nancy E. Rister, County Clerk  
Williamson County, Texas