

MANAGEMENT CERTIFICATE FOR
WOODRIDGE VILLAGE COMMUNITY ASSOCIATION
BEXAR COUNTY

STATE OF TEXAS §
COUNTY OF BEXAR §

1. **Name of Subdivision:** Woodridge Village
2. **Name of Association:** Woodridge Village Community 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:** Woodridge Village Community 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://woodridgevillage.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.
8. **Other information the Association considers appropriate for the governing, administration
or operation of the subdivision and Association:** N/A

Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the Woodridge Village Community 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.

WOODRIDGE VILLAGE COMMUNITY 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 22nd day of February 2023 by Kristie Rose-Zapp, the Managing Agent of the Woodridge Village Community Association, Inc. on behalf of the Association.

Ronda Shaw
Notary Public – State of Texas

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

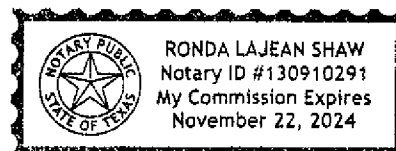


EXHIBIT "A"

The Woodridge Village Community 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 Woodridge Village Community 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
03/17/1998	Bylaws	98-0041257
03/17/1998	DCCR	98-0041258
03/17/1998	Special Warranty Deed	98-0041256
12/12/2005	Resolution - Parking	20050288680
08/15/2011	Resolution - Lawn Maintenance	20110143988
08/15/2011	Resolution - Street Parking and Maintenance	20110143987
12/28/2011	Articles of Incorporation	20110231177
08/27/2012	Resolution - Assessment Collections	20120164921
03/21/2014	Rules, Regulations & Policies	20140045391
05/01/2017	Governing Documents Enforcement and Fine Policy	20170080409
05/03/2017	Resolution - Parking Enforcement Policy	20170083056
06/25/2018	Certificate of Amendments to the Bylaws	20180121192
07/11/2019	Amendment to Parking Enforcement Policy	20190132122
02/21/2023	Second Amendment to Parking Enforcement Policy	20230028904

File Information

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

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Recorded Date: February 22, 2023
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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: 2/22/2023 11:08 AM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk