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**MANAGEMENT CERTIFICATE
FOR
THE PARK AT WOODLAND OAKS**

STATE OF TEXAS

§

COUNTY OF GUADALUPE

§

This Management Certificate is filed by The Park at Woodland Oaks Owners Association, Inc., a Texas nonprofit corporation, pursuant to Texas Property Code §209.004, and supersedes any prior Management Certificate filed by the Association.

- 1. Name of Subdivision:** The Park at Woodland Oaks
- 2. Name of Association:** The Park at Woodland Oaks Owners Association, Inc.
- 3. Recording Data for the Subdivision:**

Lots 1-16, inclusive, Block 19, Lots 1-24, inclusive, Block 20, WOODLAND OAKS UNIT 5A, Guadalupe County, Texas, according to plat thereof recorded in Volume 5, Pages 287A, 287B, and 288A, Deed and Plat Records of Guadalupe County, Texas.

Lots 17-37, inclusive, Block 19, and Lots 25-50, inclusive, Block 20 WOODLAND OAKS UNIT 5B, Guadalupe County, Texas, according to plat thereof recorded in Volume 5, Page 357B,, Deed and Plat Records of Guadalupe County, Texas.

Lots 1-23, inclusive, Block 22, Lots 1-9, inclusive, Block 21 and Lots 53-61, inclusive, Block 3, WOODLAND OAKS SUBDIVISION UNIT-6A, Guadalupe County, Texas, according to plat thereof recorded in Volume 5, Pages 288B, and 289A, Deed and Plat Records of Guadalupe County, Texas.

Lots 10-14, inclusive, Block 21, Lots 24-49, inclusive, Block 22 and Lots 1-25, inclusive, Block 23, WOODLAND OAKS SUBDIVISION UNIT-6B, Guadalupe County, Texas, according to plat thereof recorded in Volume 5, Page 353, Deed and Plat Records of Guadalupe County, Texas.

Lots 15-46, inclusive, Block 21, and Lots 1-12, inclusive, Block 24, WOODLAND OAKS SUBDIVISION UNIT-6C, Guadalupe County, Texas, according to plat thereof recorded in Volume 6, Pages 84, and 85, Deed and Plat Records of Guadalupe County, Texas.

Lots 45-48, inclusive, Block 9, WOODLAND OAKS SUBDIVISION UNIT 10, Guadalupe County, Texas, according to plat thereof recorded in Volume 5, Page 260B, Deed and Plat Records of Guadalupe County, Texas.

- 4. Recording Data for the Declaration and any Amendments to the Declaration:**

Lots 1-16, inclusive, Block 19, Lots 1-24, inclusive, Block 20, WOODLAND OAKS UNIT 5A, Guadalupe County, Texas, according to Declaration of Covenants, Conditions and Restrictions thereof recorded in Open Public Records in Bexar County, Texas, Volume 06727, Page 01546.

Lots 17-37, inclusive, Block 19, and Lots 25-50, inclusive, Block 20 WOODLAND OAKS UNIT 5B, Guadalupe County, Texas, according to Declaration of Covenants, Conditions and Restrictions thereof recorded in Open Public Records in Guadalupe County, Texas, Volume 1269, Page 0660.

Lots 1-23, inclusive, Block 22, Lots 1-9, inclusive, Block 21 and Lots 53-61, inclusive, Block 3, WOODLAND OAKS SUBDIVISION UNIT-6A, Guadalupe County, Texas, according to Declaration of Covenants, Conditions and Restrictions thereof recorded in Open Public Records in Guadalupe County, Texas, Volume 1205, Page 0234.

Lots 10-14, inclusive, Block 21, Lots 24-49, inclusive, Block 22 and Lots 1-25, inclusive, Block 23, WOODLAND OAKS SUBDIVISION UNIT-6B, Guadalupe County, Texas, according to Declaration of Covenants, Conditions and Restrictions thereof recorded in Open Public Records Guadalupe County, Texas, Volume 1300, Page 0756.

Lots 15-46, inclusive, Block 21, and Lots 1-12, inclusive, Block 24, WOODLAND OAKS SUBDIVISION UNIT-6C, Guadalupe County, Texas, according to Declaration of Covenants, Conditions and Restrictions thereof recorded in Open Public Records in Bexar County, Texas, Volume 7829, Page 0325.

Lots 45-48, inclusive, Block 9, WOODLAND OAKS SUBDIVISION UNIT 10, Guadalupe County, Texas, according to Declaration of Covenants, Conditions and Restrictions thereof recorded in Open Public Records in Guadalupe County, Texas, Volume 1205, Page 0210.

5. Name and Mailing Address of the Association:

The Park at Woodland Oaks Owners Association, Inc.
P. O. Box 164
Schertz, TX 78154

6. Name, Address, Telephone Number & e-mail of the Association Management:

TT Bean Management, LLC
701 Moss Wood
Schertz, TX 78154
210-659-8703
theparkatwoodlandoaks@outlook.com

7. The Association's Website:

www.PWOHOA.org

8. Fee(s) Related to Property Transfer in the Subdivision:

Description	Amount
Administrative Transfer Fee	\$200.00
Resale Package	\$375.00
Add Rush for Resale Package, 1 business day	\$120.00
Add Rush for Resale Package, 3 business days	\$95.00
Add Rush to an existing order (in addition to cost of Rush above)	\$75.00
Update for Resale Package, 1-14 Days	\$15.00
Update for Resale Package, 15-180 Days	\$50.00
Statement of Account only	\$120.00
Add Rush for Statement of Account only, 1 business day	\$110.00
Add Rush for Statement of Account only, 3 business days	\$85.00
Update for Statement of Account only, 1-30 days	NC
Update for Statement of Account only, 31-45 days	\$50.00
Update for Statement of Account only, 46-90 days	\$50.00

9. Other Information the Association Considers Appropriate:

Prospective purchasers are advised to independently examine the Declaration of Covenants, Conditions and Restrictions, Bylaws, Design Guidelines and all other dedicatory instruments of the Subdivision and Association, together with obtaining an Official Resale Certificate prior to purchase.

The Park at Woodland Oaks Owners Association, Inc., a Texas Non-Profit Corporation

AFTER RECORDING RETURN TO:
The Park at Woodland Oaks Owners Association, Inc.
P.O. Box 164
Schertz, TX 78154