

**MANAGEMENT CERTIFICATE  
OF**

**Woods of Boerne Homeowners Association, Inc..**

The undersigned, being an officer of Woods of Boerne Homeowners Association, Inc., a Texas nonprofit corporation (the "**Association**"), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Woods of Boerne.
2. The name of the Association: Woods of Boerne Homeowners Association, Inc.
3. The recording data for the subdivision: All that certain real property situated in KENDALL County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Woods of Boerne, recorded under Document No. 283396; First Amendment - 299256; Supplemental DCCR's - 284314; 2nd Supplemental DCCR's - 299255, Official Public Records of KENDALL County, Texas, as the same may be amended from time to time (the "**Declaration**").
4. The recording data for the Declaration and any amendments to the Declaration: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the Association: Woods of Boerne Homeowners Association, Inc., c/o Alamo Management Company, Attn: Ryann McClure, 2611 North Loop 1604 West, Suite 100, San Antonio, Texas 78258.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	Woods of Boerne Homeowners Association, Inc.. c/o Alamo Management Company
Mailing Address:	2611 North Loop 1604 West, Suite 100 San Antonio, Texas 78258
Attn.:	Ryann McClure
Telephone Number:	(210) 485-4088
Email Address:	rmclure@alamomg.com

7. Website to access the Association's dedicatory instruments:  
[www.amghoa.com](http://www.amghoa.com)
8. Amount and description of fees related to property transfer in the subdivision: The Association fees are in the following amounts:
  - Working Capital Assessment - \$500.00
  - Resale Transfer Fee - \$250.00
  - Resale Certificate Fee - \$250.00
  - Resale Certificate Fee 2-day Rush - \$450.00 (\$200 Rush Fee for 2 Business Days)
  - Resale Certificate Fee 5-day Rush - \$350.00 (\$100 Rush Fee for 5 Business Days)
  - Resale Certificate Update - \$75.00

The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

*[SIGNATURE PAGE FOLLOWS]*

EXECUTED to be effective on the date this instrument is Recorded.

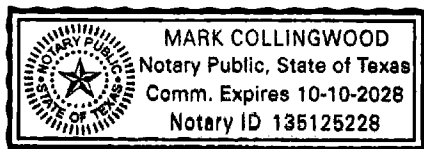
**Woods of Boerne Homeowners Association, Inc.,**  
a Texas nonprofit corporation

By: Ryann McClure  
Name: Ryann McClure  
Title: managing Agent

STATE OF TEXAS           §  
                                     §  
COUNTY OF KENDALL   §

This instrument was acknowledged before me on the 15 day of October, 2025, by Ryann McClure, as Managing Agent of Woods of Boerne Homeowners Association, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

[SEAL]



[Signature]  
Notary Public Signature

**AFTER RECORDING RETURN TO:**

Ryann McClure  
Senior Vice President of Community Management  
AMG – Association Management  
2611 N. Loop 1604 W. Ste. 100  
San Antonio, TX, 78258

**ATTACHMENT 1**

1. Declaration of Covenants, Conditions and Restrictions for Woods of Boerne, recorded as Document No. 283396; First Amendment - 299256; Supplemental DCCR's - 284314; 2nd Supplemental DCCR's - 299255, Official Public Records of KENDALL County, Texas.
2. Woods of Boerne Community Manual, recorded as Document No. N/A, Official Public Records of KENDALL County, Texas.
3. Woods of Boerne Adoption of Working Capital Assessment, recorded as Document No. N/A, Official Public Records of KENDALL County, Texas.
4. Woods of Boerne Notice of Plat Recordation, recorded as Document No. Unit #1, 283285; Unit #2-283693, Official Public Records of KENDALL County, Texas.

**Kendall County  
Denise Maxwell  
Kendall County  
Clerk**

---

**Instrument Number:** 403047

eRecording - Real Property

CERTIFICATE

Recorded On: October 22, 2025 09:37 AM

Number of Pages: 5

---

**" Examined and Charged as Follows: "**

Total Recording: \$37.00

---

**\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\***

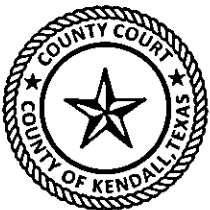
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY  
because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 403047  
Receipt Number: 20251022000024  
Recorded Date/Time: October 22, 2025 09:37 AM  
User: Christine M  
Station: KC-4WFR794

**Record and Return To:**

Corporation Service Company



**STATE OF TEXAS  
COUNTY OF**

**I hereby certify that this Instrument was FILED In the File Number sequence on the date/time  
printed hereon, and was duly RECORDED in the Official Records of Kendall County, Texas.**

Denise Maxwell  
Kendall County Clerk  
Kendall County, TX

*Denise Maxwell*