

SCANNED

**MANAGEMENT CERTIFICATE
FOR THE
Elmwood (San Antonio) Homeowners Association, Inc.
BEXAR COUNTY, TEXAS
(TEXAS PROPERTY CODE SECTION 209.004)**

This Property Owners' Association Management Certificate is being recorded by Elmwood (San Antonio) Homeowners Association, Inc. (the "Association") in compliance with the terms of Chapter 209 of the Texas Property Code and supersedes any prior management certificates filed by the Association. The Association submits the following additional information.

NAME OF SUBDIVISION: Elmwood
NAME OF ASSOCIATION: Elmwood (San Antonio) Homeowners Association, Inc.
SUBDIVISION RECORDING DATA: See Exhibit "A"
RECORDING DATA FOR RESTRICTIONS: See Exhibit "A"
NAME AND MAILING ADDRESS OF THE ASSOCIATION:
Elmwood HOA
% PMI Birdy Properties
18830 Stone Oak Parkway
San Antonio, TX 78258

NAME MAILING ADDRESS, TELEPHONE NUMBER, AND E-MAIL OF PERSON MANAGING THE ASSOCIATION OR ITS DESIGNATED REPRESENTATIVE:

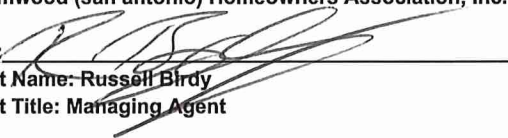
PMI Birdy Properties
18830 Stone Oak Parkway
San Antonio, TX 78258
(210) 524-9400
AM@Birdy.com

WEBSITE ADDRESS OF THE ASSOCIATION
<https://pmibirdy.cincwebaxis.com/>

PROPERTY TRANSFER FEE(S) CHARGED BY ASSOCIATION:

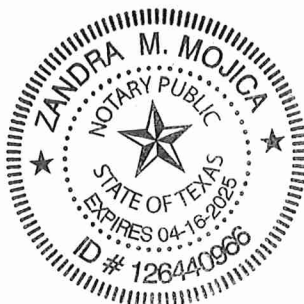
RESALE CERTIFICATE: \$375
RESALE CERTIFICATE UPDATE: \$75
REFINANCE STATEMENT OF ACCOUNT: \$75
TRANSFER FEE: \$200

Elmwood (san antonio) Homeowners Association, Inc.

BY: 
Print Name: Russell Birdy
Print Title: Managing Agent

STATE OF TEXAS §
COUNTY OF BEXAR §

This instrument was acknowledged and signed before me on the 1st day of November, 2024 by the Managing Agent of the Liberty Hill Townhouse Association, Inc. on behalf of the Association.




Notary Public - State of Texas

EXHIBIT "A"

Elmwood (San Antonio) Homeowners Association, Inc. 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 Elmwood (San Antonio) Homeowners Association, Inc. which sections were originally encumbered by dedicatory instruments filed of record in Bexar County, Texas as follow:

Recording Date	Filed Document	Recording Information
2003	Plat	Volume 9558, Page 64
2003	Declaration	Document No. 20030334320
2004	Articles of Incorporation	Document No. 20040250565
2004	Bylaws	20040250566
2017	Amendment of Rules and Regulations	Document No. 20170197127
2022	Architectural Control Committee Guidelines	Document No. 20020260741
2022	Collections Policy	Document No. 20020260741
2022	Contract Bid Policy	Document No. 20020260741
2022	Covenant Violation Hearing Guidelines	Document No. 20020260741
2022	Document Retention Policy	Document No. 20020260741
2022	Golf Cart Policy	Document No. 20020260741
2022	Leasing Policy	Document No. 20020260741
2022	Pandemic Exposure Policy	Document No. 20020260741
2022	Payment Plan Policy	Document No. 20020260741
2022	Records and Production Policy	Document No. 20020260741
2022	Religious Items Display Policy	Document No. 20020260741
2022	Security Measures and Fending Policy	Document No. 20020260741
2022	Swimming Pool Enclosure Policy	Document No. 20020260741