

**MANAGEMENT CERTIFICATE FOR THE  
CHELSEA CROSSING (SELMA) HOMEOWNERS ASSOCIATION, INC.  
GUADALUPE COUNTY, TEXAS  
(TEXAS PROPERTY CODE SECTION 209.004)**

**NAME OF SUBDIVISION:**

Chelsea Crossing

**NAME OF ASSOCIATION:**

Chelsea Crossing (Selma) Homeowners Association, Inc.

**MAILING ADDRESS OF ASSOCIATION:**

Chelsea Crossing (Selma) Homeowners Association, Inc.  
c/o Wildwood Management Group  
1902 E. Common, Ste. 500  
New Braunfels, Texas 78130

**SUBDIVISION RECORDING DATA:**

- Plat – Volume 6, Page 390

**RECORDING DATA OF DEDICATORY INSTRUMENTS:**

- 2002 Declaration – Volume 1679, Page 0561
- 2003 Articles of Incorporation and Bylaws – Volume 1904, Page 0530
- 2011 Community Manual (Policy Documents) – Volume 3075, Page 0136

**PROPERTY MANAGER CONTACT INFORMATION:**

Name: Wildwood Management - c/o Luana Johnson  
c/o Luana Johnson  
Phone Number: 210-732-0000  
Mailing Address: 1902 E. Common, Ste. 500  
New Braunfels, Texas 78130  
E-mail Address: [Luana@wildwood-sa.com](mailto:Luana@wildwood-sa.com)

**ASSOCIATION'S WEBSITE:**

[www.wildwood-sa.com](http://www.wildwood-sa.com)

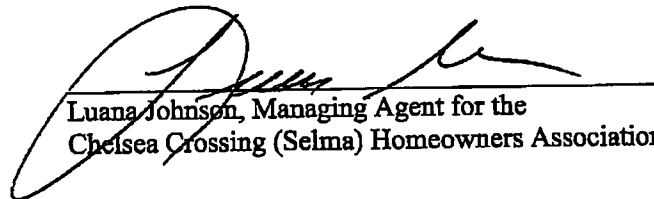
**PROPERTY TRANSFER FEES:**

- Resale Certificates (Tex. P. Code 207.003 compliant): \$375.00

- Transfer Fees: \$250.00
- Additional products and documents available upon request to the Property Manager.

**OTHER INFORMATION:**

Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other dedicatory instruments of the Association, together with obtaining an official Resale Certificate and performing a comprehensive physical inspection of the lot/home and common areas, prior to purchase. The purpose of this Management Certificate is to comply with Section 209.004 of the Texas Property Code and to provide information sufficient for a title company to correctly identify the Subdivision and to contact its governing Association. This Management Certificate does not purport to identify every piece of information pertinent to the Subdivision. No person should rely on this Management Certificate for anything other than instructions for contacting the Association. The registered agent for the Association is on file with the Texas Secretary of State.

  
Luana Johnson, Managing Agent for the  
Chelsea Crossing (Selma) Homeowners Association, Inc.

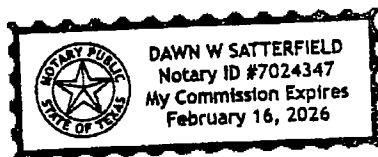
STATE OF TEXAS

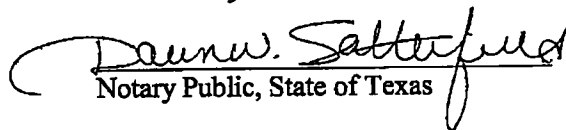
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COUNTY OF BEXAR

Before me, the undersigned authority, on this day personally appeared Luana Johnson, Managing Agent for the Chelsea Crossing (Selma) Homeowners Association, Inc., a Texas nonprofit corporation, known to be the person and officer whose name is subscribed to the foregoing Management Certificate and acknowledged to me that he/she had executed the same as the act of said corporation for the purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this 23 day of June, 2022.



  
Notary Public, State of Texas

202299020038

I certify this instrument was ELECTRONICALLY FILED  
and RECORDED in the OFFICIAL PUBLIC RECORDS  
of Guadalupe County, Texas on  
06/28/2022 08:34:42 AM PAGES: 2 LEAH  
TERESA KIEL, COUNTY CLERK



