

PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE FOR  
**THE WOODS OF GARDEN RIDGE HOMEOWNERS ASSOCIATION, INC.**

This Management Certificate is recorded pursuant to Section 209.004 of the Texas Property Code.

This amends all prior Management Certificates filed for this association.

*Per Texas Property Code 209.004 "The County Clerk of each county in which a Management Certificate is filed as required by this section shall record the Management Certificate in the real property records of the county and index the document as a "Property Owners' Association Management Certificate"*

State of Texas §

County of Comal §

1. Name of Subdivision: Woods of Garden Ridge
2. Subdivision Location: Comal
3. Name of Homeowners Association: The Woods of Garden Ridge Homeowners Association, Inc.
4. Recording Data for Association:  
Plat Map recorded under Document No. 201306045949
5. Recording Data for Declaration and any amendments:  
DCCR's are recorded under Document No. 201306046592  
Amended and Restated Bylaws recorded under Document No. 202206016149
6. Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowners' association:  
Residential Design Guidelines recorded under Document No. 20130246573
7. Mailing Address and Contact Information for the Association and the Managing Agent:  
  
Spectrum Association Management  
17319 San Pedro Ave, #318  
San Antonio, TX 78232  
contact@spectrumam.com  
210-494-0659  
[www.spectrumam.com/homeowners](http://www.spectrumam.com/homeowners)
8. Fee(s) related to Property Transfer:
  - Administrative Transfer Fee - \$200.00
  - Resale Package = \$375.00
    - Rush for Resale Package:
      - 1 business day = \$120.00 / 3 business days = \$95.00
    - Add a Rush to an existing order = \$75.00 + Cost of a Rush
    - Update for Resale Package:

- 1-14 days = \$15.00 / 15-180 days = \$50.00
- Statement of Account (for Builder sells only) = \$120.00
  - Rush for Statement of Account (for Builder sells only):
    - 1 business day = \$110.00 / 3 business day = \$85.00
  - Update for Statement of Account (for Builder sells only):
    - 1-30 days - No Cost / 31-45 days = \$50.00 / 46-90 days = \$50.00

Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents 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 CERTIFICATE IS TO PROVIDE INFORMATION SUFFICIENT FOR A TITLE COMPANY TO CORRECTLY IDENTIFY THE SUBDIVISION AND TO CONTACT ITS GOVERNING ASSOCIATION. THIS CERTIFICATE DOES NOT PURPORT TO IDENTIFY EVERY PUBLICLY RECORDED DOCUMENT AFFECTING THE SUBDIVISION, OR TO REPORT EVERY PIECE OF INFORMATION PERTINENT TO THE SUBDIVISION. NO PERSON SHOULD RELY ON THIS CERTIFICATE FOR ANYTHING OTHER THAN INSTRUCTIONS FOR CONTACTING THE ASSOCIATION IN CONNECTION WITH THE TRANSFER OF TITLE TO A HOME IN THE SUBDIVISION. THE REGISTERED AGENT FOR THE ASSOCIATION IS ON FILE WITH THE TEXAS SECRETARY OF STATE.

Signed this 23 day of July, 2025.

The Woods of Garden Ridge Homeowners Association, Inc.

By: Shelby Welch  
 Shelby Welch (of Spectrum Association Management), Managing Agent

State of Texas §

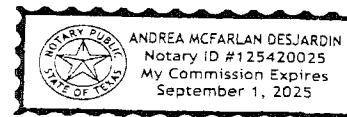
County of Bexar §

This instrument was acknowledged and signed before me on this 23 day of July, 2025 by Shelby Welch, representative of Spectrum Association

Management, the Managing Agent of The Woods of Garden Ridge Homeowners Association, Inc., on behalf of said association.

[Signature]  
 Notary Public, State of Texas

After Recording, Return To:  
 Spectrum Association Management  
 Attn: Transitions  
 17319 San Pedro Ave., Ste. #318  
 San Antonio, TX 78232



Filed and Recorded  
 Official Public Records  
 Bobbie Koepp, County Clerk  
 Comal County, Texas  
 07/25/2025 08:45:10 AM  
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Bobbie Koepp