## PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE for THE PARKLANDS/SCHERTZ HOMEOWNERS ASSOCIATION, INC.

THE STATE OF TEXAS

§ 8

COUNTY OF GUADALUPE

The undersigned, BARBARA KANUTE, President of The Parklands/Schertz Homeowners Association, Inc., a nonprofit corporation (the "Association") organized and existing under the laws of the State of Texas, submits the following information pursuant to Tex. Prop. Code § 209.004 which supersedes any prior Management Certificate filed by the Association:

1. Name of the Subdivision: The Parklands Subdivision,

commonly known as The Parklands

2. Name of Association: The Parklands/Schertz Homeowners Association, Inc.

3. Recording Data for the Subdivision: Plat Records of Guadalupe County, Texas

Subdivision Name / Unit Number	Document Number	Volume	Page
Final Subdivision Plat Establishing The Parklands Subdivision Unit 1	201899003645	8	739-744
Final Subdivision Plat Establishing The Parklands Subdivision Unit 2A	202199043187	9	581-585
Final Subdivision Plat Establishing The Parklands Subdivision Unit 2B	202399000985	9	764-765
Final Subdivision Plat Establishing Parklands II Unit 1	202399004605	10	23-24

4. Recording Data for the Declaration, Amendments, Articles, Bylaws and Policies as of the date hereof: Recorded in the Official Public Records of Guadalupe County, Texas

Covenants, Conditions, Restrictions and Easements	Document Number
The Parklands Declaration of Covenants, Conditions, Easements and Restrictions	201899004100
First Amendment to The Parklands Declaration of Covenants, Conditions, Easements and Restrictions	201999016740
Certificate of Annexation for The Parklands Subdivision Unit 2A	202299002951
Certificate of Annexation for The Parklands Subdivision Unit 2B	202399021395
Certificate of Annexation for Parklands II	202399006506

Articles and Bylaws	Document Number
Affidavit in Compliance with Section 202.006 of the Texas	201899011427
Property Code with attached:	
Certificate of Formation for The Parklands/Schertz Homeowners	
Association, Inc.; and	
Bylaws of The Parklands/Schertz Homeowners Association, Inc.	
Policies, Resolutions, and Guidelines	Document Number
Affidavit in Compliance with Section 202.006 of the Texas	201999011157
Property Code with attached: Parklands/Schertz Homeowners	
Association, Inc., Collection Policy and Payment Plan	
Guidelines; and	
Parklands/Schertz Homeowners Association, Inc., Document	
Retention, Access, Production and Copying Policy	
Affidavit in Compliance with TEX. PROP. CODE § 202.006 with	202199044478
attached: Parklands/Schertz Homeowners Association, Inc.	
Resolution Adopting Policies: Collection and Payment Plan	
Policy, Board Hearing Policy, Religious Display Policy, Security	
Measures Policy, and Association Contracts and Solicitation of	
Bids Policy	
Affidavit in Compliance with Tex. Prop. Code § 202.006 with	202499020301
attached: Parklands/Schertz Homeowners Association, Inc.	
Resolution Adopting Initial Late Fee	
Resolution Adopting Policies: Collection and Payment Plan	
Policy, Email Registration Policy with Promulgated Email	
Registration Form, Fine Policy, Flag Display Policy, Generators	
Policy, Holiday Display Policy, Political Signs Policy, Rainwater	
Recovery Systems Policy, Solar Energy Devices Policy, and	
Swimming Pool Enclosures Policy	

## 5. Association Fees Related to Property Transfer:

Statement of Account with Resale/Disclosure Documents	\$375.00
CiraConnect Processing Charge	\$ 59.00
Conveyance Processing Fee (Due at Time of Closing)	\$325.00
Working Capital Assessment payable by Purchaser at Time of Closing:	(in an amount eq

Working Capital Assessment payable by Purchaser at Time of Closing: (in an amount equivalent to the then current Annual Assessment)

## 6. <u>Mailing Address for the Association</u>:

The Parklands/Schertz Homeowners Association, Inc. P.O. Box 803555
Dallas, Texas 75380

## 7. <u>Association Management or Representative and Contact Information:</u>

RealManage c/o CT Corporation PO Box 803555 Dallas, Texas 75380-3555 866-473-2573 Phone 866-919-5696 Fax parscher@CiraMail.com

8. <u>Association Website</u>: www.ciranet.com

Executed on this 30 day of August, 2024.

THE PARKLANDS/SCHERTZ HOMEOWNERS ASSOCIATION, INC.

By: BARBARA KANUTE, President

STATE OF TEXAS §

COUNTY OF BEXAR §

BEFORE ME, the undersigned notary public, on this 30 day of 4005/2024, personally appeared BARBARA KANUTE, President of THE PARKLANDS/SCHERTZ HOMEOWNERS ASSOCIATION, INC., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and in the capacity therein expressed

Notary Public, State o Texas

DAWN D. FREUDENAICH
Notary Public, State of Texas
Comm. Expires 07-17-2026
NOTARY ID #. 13164622-7

AFTER RECORDING, RETURN TO: Michael B. Thurman THURMAN & PHILLIPS, P.C. 4093 De Zavala Road Shavano Park, Texas 78249 Phone: (210) 341-2020

This page has been added by the submitter for the Guadalupe County Clerk's office to comply with the statutory requirement that the recording information shall be placed at the foot of the record.

202499020943

I certify this instrument was ELECTRONICALLY FILED and RECORDED in the OFFICIAL PUBLIC RECORDS of Guadalupe County, Texas on 09/03/2024 11:14:56 AM PAGES: 4 LEAH TERESA KIEL, COUNTY CLERK

