

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 Property Code with attached: Certificate of Formation for The Parklands/Schertz Homeowners Association, Inc.; and Bylaws of The Parklands/Schertz Homeowners Association, Inc.	201899011427
Policies, Resolutions, and Guidelines	Document Number
Affidavit in Compliance with Section 202.006 of the Texas 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	201999011157
Affidavit in Compliance with TEX. PROP. CODE § 202.006 with 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	202199044478
Affidavit in Compliance with TEX. PROP. CODE § 202.006 with 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	202499020301

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 equivalent to the then current Annual Assessment)	

6. Mailing Address for the Association:

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

7. Association Management or Representative and Contact Information:

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

8. Association Website:
www.ciranet.com

Executed on this 30 day of August, 2024.

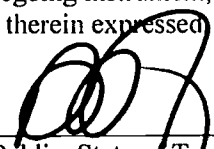
THE PARKLANDS/SCHERTZ HOMEOWNERS
ASSOCIATION, INC.

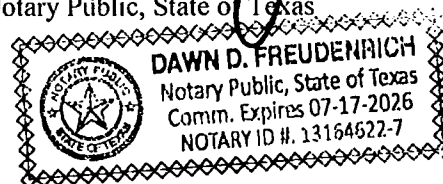
By: 
BARBARA KANUTE, President

STATE OF TEXAS §

COUNTY OF BEXAR §

BEFORE ME, the undersigned notary public, on this 30 day of August, 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 of Texas



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



Teresa Kiel