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

THE STATE OF TEXAS

§

COUNTY OF GUADALUPE

The undersigned, CAROLYN THACKER, the Director of Community Association Management – San Antonio for RealManage, the Managing Agent for 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

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
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	201999011157

Parklands/Schertz	Homeowners	Association,	Inc.,	Document	
Retention, Access,	Production and	d Copying Pol	icy		

5. <u>Association Fees Related to Property Transfer:</u>

Resale Certificate Fee

\$200.00

Transfer Fee Due at Time of Closing

\$200.00

Working Capital Assessment:

\$500.00 (Due from Purchaser at time of Closing)

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 90, 2021.

THE

PARKLANDS/SCHERTZ

HOMEOWNERS

ASSOCIATION, INC.

By:

REALMANAGE

Ву:

CAROLYN THACKER, Director of Community Community Association Management –

San Antonio

RealManage, Managing Agent

STATE OF TEXAS

COUNTY OF BEXAR

BEFORE ME, the undersigned notary public, on this \mathcal{Y} day of \mathcal{N} day of \mathcal{N} 2021, personally appeared CAROLYN THACKER, Director of Community Association Management - San Antonio of RealManage, the Managing Agent for 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.

JEANNINE ZAWYRUCHA Notary Public, State of Texas Comm. Expires 03-01-2025 Notary ID 126819906

AFTER RECORDING, RETURN TO: Michael B. Thurman THURMAN & PHILLIPS, P.C. 4093 De Zavala Road Shavano Park, Texas 78249

Phone: (210) 341-2020

202199040953

I certify this instrument was ELECTRONICALLY FILED and RECORDED in the OFFICIAL PUBLIC RECORDS of Guadalupe County, Texas on 12/01/2021 08:16:41 AM PAGES: 3 LEAH TERESA KIEL, COUNTY CLERK

