

**MANAGEMENT CERTIFICATE FOR
TUSCAN OAKS OWNERS ASSOCIATION**

The following information is being provided pursuant to Section 209.004, Texas Property Code:

1. Name of subdivision: Tuscan Oaks
2. Name of the association: Tuscan Oaks Owners Association
3. Mailing address: 3424 Paesanos Parkway, Suite 100
San Antonio, TX 78231
4. Subdivision plat information: Unit 1: Volume 9570, Pages 43-44;
Unit 2: Volume 9575, Page 158, Deed and Plat Records of Bexar
County, Texas
5. Declaration information: Unit 1: Declaration of Covenants, Conditions, and Restrictions for
Tuscan Oaks Subdivision, Unit 1, effective as of April 11, 2007, recorded
in Document Number 20070084408, Official Public Records of Bexar
County, Texas, as amended by the First Amendment to the Declaration of
Covenants, Conditions, and Restrictions for Tuscan Oaks Subdivision,
Unit 1, executed on April 7, 2010, recorded in Document Number
20100070019, Official Public Records of Bexar County, Texas, as further
amended by Second Amendment to the Declaration of Covenants,
Conditions, and Restrictions for Tuscan Oaks Subdivision, Unit 1,
executed on March 6, 2012, recorded in Document Number
20120044451, Official Public Records of Bexar County, Texas, as further
amended by Third Amendment to the Declaration of Covenants,
Conditions, and Restrictions for Tuscan Oaks Subdivision, Unit 1,
executed on March 20, 2013, recorded in Document Number
20130064001, Official Public Records of Bexar County, Texas

Unit 2: Annexation Declaration for Tuscan Oaks Subdivision, Unit 2,
executed on October 19, 2007, recorded in Document Number
20080047067, Official Public Records of Bexar County, Texas
6. Association management or
representative: FirstService Residential San Antonio, LLC
3424 Paesanos Parkway, Suite 100
San Antonio, TX 78231
Telephone: (210) 829-7202
E-mail: sanantonio@fsresidential.com
7. Website address: <https://tuscanoaks.connectresident.com/>
8. Property fees: Transfer fee: \$340.00
Resale disclosure package:
 - 6-10 days: \$375.00
 - 3-5 days: \$450.00
 - 1-2 days: \$500.00Resale disclosure update within 60 days of original request: \$75.00
Refinance certificate fee:
 - 6-10 days: \$125.00
 - 3-5 days: \$225.00
 - 1-2 days: \$275.00Developer/Builder to Homeowner Closings — statement of account:
 - 6-10 days: \$35.00
 - 3-5 days: \$50.00
 - 1-2 days: \$75.00

Reverse mortgage account verification (state of account with recurring): \$150.00
HOA questionnaire (single family): \$250.00 (optional)
Loan estimate questionnaire (single family): \$100.00 (optional)

9. Other Information:

Fines Schedule and Policy for Tuscan Oaks Owners Association, executed on January 11, 2024, recorded in Document Number 20240006284, Official Public Records of Bexar County, Texas

TUSCAN OAKS OWNERS ASSOCIATION,
a Texas non-profit corporation

Kristie Rose-Zapp
By: Kristie Rose-Zapp, Managing Agent

STATE OF TEXAS §
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COUNTY OF BEXAR §

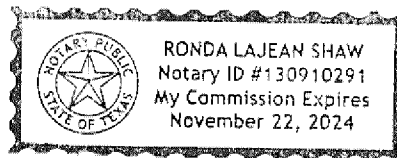
Before me, the undersigned notary public, on this day personally appeared Kristie Rose-Zapp, Managing Agent of Tuscan Oaks Owners Association, known to me or proved to me by presentation to me of a governmentally-issued identification card to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed it for the purposes and consideration expressed in it.

Given under my hand and seal of office the 23rd day of February, 2024.

Ronda Lajeon Shaw
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Allen, Stein & Durbin, P.C.
Attorneys at Law
P.O. Box 101507
San Antonio, TX 78201
05433.0001.2543748.ia



File Information

**eFILED IN THE OFFICIAL PUBLIC eRECORDS OF BEXAR COUNTY
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

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Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was eFILED in File Number Sequence on this date and at the time stamped hereon by me and was duly eRECORDED in the Official Public Record of Bexar County, Texas on: 3/8/2024 8:53 AM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk