

ROSEWOOD SAN ANTONIO HOA INC WALZEM FARMS MANAGEMENT CERTIFICATE

This Property Owners' Association Management Certificate is being recorded by **ROSEWOOD SAN ANTONIO HOA INC WALZEM FARMS** (the "Association") in compliance with the terms of Chapter 209 of the Texas Property Code and supersedes any prior management certificate filed by the Association. The Association submits the following additional information:

Name of the Subdivision: **WALZEM FARMS**

Name of the Association: **ROSEWOOD SAN ANTONIO HOA INC WALZEM FARMS**

Recording Data for Association:

The Subdivision is recorded according to the Map and Plat Records in Bexar County, Texas, as follows:

(a) Vol. 9555, Page 123-133

Recording Data for Restrictions:

The Declarations for the Association are recorded in the Real Property Records of Bexar County, Texas, as follows:

(a) Declaration of Covenants, Conditions and Restrictions for Rosewood. Vol 9846, p0390.

(b) Bylaws of Rosewood (San Antonio) Homeowners' Association, Inc. Doc 20050173657.

(c) First Amendment to the Bylaws of Rosewood (San Antonio) Homeowners' Association, Inc. Doc 20050173657.

Name and Mailing Address of the Association

ROSEWOOD SAN ANTONIO HOA INC WALZEM FARMS
c/o Professional Community Management
300 East Sonterra Blvd Ste 250
San Antonio, Texas 78258

Name, Mailing Address, Telephone Number, and E-mail Address of Person Managing the Association or its Designated Representative

Professional Community Management
300 East Sonterra Blvd Ste 250
San Antonio, Texas 78258
210-545-1888
AHInfo@associa.us

Website Address of the Association

www.townsq.io

Property Transfer Fee(s) Charged by the Association:

New account setup fee establishing new owner's account in the association's records: \$45

Enhancement Fee will be payable at every closing by every purchaser and seller, shall be greater of \$100.00 or .15% of the sales price of the Lot.

Resale Certificate: \$375

Resale Certificate Update: \$75

Legacy Account Closure Fee: \$220

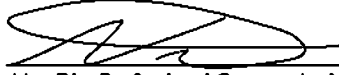
Refinance Statement of Account: \$75

Expedite Fee for Resale Certificate prior to 10 business day delivery obligation: \$175 for 1 day expedite

\$125 for 3 day expedite

Executed on this the 1 day of January, 2022

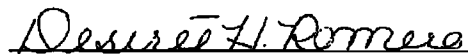
ROSEWOOD SAN ANTONIO HOA INC WALZEM FARMS, acting by
and through its managing agent, Professional Community
Management



Alex Rix, Professional Community Management President

STATE OF TEXAS §
 §
COUNTY OF Bexar §

This instrument was acknowledged before me on the 1st day of January, 2022 by Alex Rix, President with Professional Community Management, the managing agent for ROSEWOOD SAN ANTONIO HOA INC WALZEM FARMS, a Texas nonprofit corporation, on behalf of such corporation.



Notary Name
Notary Public, State of Texas

When recorded return to:
Professional Community Management
300 East Sonterra Blvd Ste 250
San Antonio, Texas 78258



File Information

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

Document Number: 20220101359

Recorded Date: April 22, 2022

Recorded Time: 9:43 AM

Total Pages: 3

Total Fees: \$30.00

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**** Do Not Remove ****

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:
4/22/2022 9:43 AM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk