

MANAGEMENT CERTIFICATE FOR
TUSCANY HEIGHTS HOMEOWNERS ASSOCIATION, INC.
BEXAR COUNTY

STATE OF TEXAS §
COUNTY OF BEXAR §

1. **Name of Subdivision:** Tuscany Heights Homeowners Association, Inc.
2. **Name of Association:** Tuscany Heights Homeowners Association, Inc.
3. **Recording Data for Subdivision:** See Exhibit "A"
4. **Recording Data for Declaration:** See Exhibit "A"
5. **Name and mailing address of Association:** Tuscany Heights Homeowners Association., 3424 Paesanos Pkwy Ste. 100, San Antonio, TX 78231.
6. **The Association's designated representative is:** FirstService Residential San Antonio, LLC, 3424 Paesanos Pkwy, Ste. 100, San Antonio, TX 78231; 210-829-7202 Office; 210-829-5207 Fax. Email: sanantonio@fsresidential.com Community Website: <https://tuscanyheights.connectresident.com/>
7. **Resales Disclosure Package:** \$375.00
Homeowner Setup/ Unit Transfer Fee: There is a transfer fee in the amount of \$295.00 collected at closing from the buyer.
Reserve Fund Fee: \$500.00 (All Closings)
8. **Other information the Association considers appropriate for the governing, administration or operation of the subdivision and Association:** See Exhibit "A"

Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the Tuscany Heights Homeowners Association, Inc., as well as performing a physical inspection of the property and common areas, prior to purchase. This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision. No person should rely on this Management Certificate for anything other than for identifying and contacting the Association.

Tuscany Heights Homeowners Association, Inc.

By: Kristie Rose-Zapp

Print Name: Kristie Rose-Zapp

Print Title: Managing Agent

STATE OF TEXAS §
COUNTY OF BEXAR §

January This instrument was acknowledged and signed before me on this the 26th day of January 2023 by Kristie Rose-Zapp, the Managing Agent the Tuscany Heights Homeowners Association, Inc. on behalf of the Association.

Ronda Lajeon Shaw
Notary Public – State of Texas

After Recording Return To:
FirstService Residential San Antonio, LLC
3424 Paesanos Pkwy Ste. 100
San Antonio, TX 78231

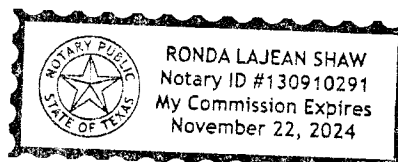


EXHIBIT "A"

Tuscany Heights Homeowners Association, Inc., a subdivision located in Bexar County, Texas, and any other subdivisions which have been or may be subsequently annexed thereto and made subject to the authority of the Tuscany Heights Homeowners Association, Inc. which sections were originally encumbered by dedicatory instruments filed of record in Bexar County, Texas as follows:

Recording Date	Filed Document	Recording Information
02/27/2007	Plat Unit 1, PUD	20070046733
03/14/2007	Bylaws	20070059790
03/14/2007	Articles of Incorporation	20070059791
09/22/2010	Detention Pond Maintenance Cost-Sharing Agreement	20100171036
02/10/2011	Amended and Restated DCCR	20110224621
12/30/2011	Amended and Restated Bylaws	20110233337
12/30/2011	Architectural Guidelines	2011023337
12/30/2011	Certificate of Formation	2011023337
12/30/2011	Force Maintenance Policy	2011023337
06/25/2012	Plat Unit 2A, PUD	20120119292
03/06/2014	Email Registration Policy	20140035795
03/06/2014	Guidelines for Land Use of Adjacent Lots	20140035795
03/06/2014	Violation Enforcement Policy	20140035795
04/04/2014	Plat Unit 2B, PUD	20140054060
05/02/2017	Towing Policy of Vehicles in Common Areas	20170081733
02/01/2017	Fine and Enforcement Resolution	20170019693
02/01/2017	Forced Maintenance Policy	20170019693
02/01/2017	Forces Mow Policy	20170019693
06/30/2017	Application of Payments Policy	20170126726
06/30/2017	Assessment Collection Policy	20170126726
06/30/2017	Conflict of Interest Policy	20170126726
06/30/2017	Drought-Resistant Landscaping and Natural Turf Guidelines	20170126726
06/30/2017	Electronic and Telephonic Action Policy	20170126726
06/30/2017	Flag Display Guidelines	20170126726
06/30/2017	Membership Voting Policy	20170126726
06/30/2017	Payment Plan Policy	20170126726
06/30/2017	Rainwater Collection Devices Guidelines	20170126726
06/30/2017	Records Inspection Policy	20170126726
06/30/2017	Records Retention Policy	20170126726
06/30/2017	Religious Item Display Guidelines	20170126726
06/30/2017	Roofing Material Guidelines	20170126726
06/30/2017	Solar Energy Device Guidelines	20170126726
06/30/2017	Standby Electric Generators Guidelines	20170126726
06/30/2017	Un-curable Violation Enforcement Resolution	20170126726
02/06/2018	Resolution Regarding Towing Policy of Vehicle in Common Areas	20180021933
03/09/2018	Pool Rules and Guidelines	20180044053
05/01/2018	Resolution Regarding Driveway Policy	20180081392
05/01/2018	Resolution Regarding Basketball Goal Policy and Design Guidelines	20180081391
05/01/2018	Resolution Regarding Private Pool Party Policy	20180081390
05/01/2018	Resolution Regarding Pool Rule Violation Policy	20180081389
12/04/2018	Resolution Regarding Road Usage Fee	20180237255
12/19/2018	First Amendment to the Bylaws	20180247815
05/03/2022	Design Guidelines	20220110751

File Information

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

Document Number: 20230013734
Recorded Date: January 26, 2023
Recorded Time: 9:35 AM
Total Pages: 3
Total Fees: \$30.00

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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: 1/26/2023 9:35 AM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk