



HOMEOWNERS/PROPERTY OWNERS ASSOCIATION PROFILE SHEET

DATE UPDATED 10/02/2026

Are there multiple Associations concerning the same Condo/Subdivision? ☐ Yes ☒ No
(If yes attach a separate form for each HOA/POA)

Recorded name of HOA/POA: PUD Emerald Forest Subdivision

Type of HOA/POA: ☐ Condominium ☒ Subdivision ☐ Other _____
☐ Includes Planned Unit Development Ownership

Mandatory Deposits of any kind due at closing? ☐ Yes \$ _____ ☒ No

If yes, please provide a description of the mandatory deposits:

Is Condominium/Subdivision located in Municipal Utility District? ☐ Yes ☒ No

If yes, list name of MUD: _____

If this is a condominium community, is it: ☐ Original Development ☐ Apartment conversion ☐ Other

Is Condominium: ☐ VA Approved ☐ FHA Approved

If Condominium - Is a "Right of First Refusal" required by the association? ☐ Yes ☐ No

Association Fee \$ 520.69 Payable: ☐ Monthly ☒ Quarterly ☐ Yearly

Transfer Fee \$ 250

Resale Certificate Neighborhood Docs Fee \$ _____

Payable by: ☒ Buyer ☐ Seller

Are there any fees/assessments/special assessments of any kind? ☐ Yes ☐ No

If yes, what are they? _____

Name of HOA/POA Management Co.: PUD Emerald Forest Subdivision

Physical Address: 2611 N. Loop 1604 West, Ste. 100 Website: _____

Contact Person: Ashley Kulesza Phone: 210-485-4088 Email: akulesza@alamomg.com

Amenities/Services provided by the HOA/POA

Check all that apply:

- | | | | | |
|---|--|--|---|---------------------------------------|
| ☒ Swimming Pool | ☒ Basketball Court | ☐ Party/Meeting Rm. | ☐ Fire Protection | ☐ Other: _____ |
| ☐ Hot Tub | ☐ Baseball Court | ☐ Gas | ☐ Pest Control | _____ |
| ☐ Sauna | ☐ Volleyball Court | ☐ Electricity | ☒ Garbage Pickup | _____ |
| ☐ Club House | ☐ Soccer Field | ☐ Water | ☒ Electronic Gate | _____ |
| ☒ BBQ/Picnic Area | ☒ Jogging Trail | ☒ Grounds Maint. | ☒ Guarded Gate | _____ |
| ☐ Playground | ☐ Park | ☒ Street Maint. | ☐ Guard/Patrol | _____ |
| ☒ Tennis Court | ☐ Exercise Rm. | ☐ Ext. Home Maint. | ☐ Security | _____ |

Information is deemed reliable but not guaranteed. Buyer should independently verify before relying there on.