

**CONDOMINIUM MANAGEMENT CERTIFICATE****for****EILAN CONDOMINIUM ASSOCIATION, INC.**

**STATE OF TEXAS**                   §  
    §  
**COUNTY OF BEXAR**           §

WHEREAS section 82.116 of the Texas Property Code (the "Code") requires that a condominium association file a management certificate in the real property records of the county in which the property is located, and

WHEREAS Eilan Condominium Association, Inc., a non-profit corporation (the "Association"), is a condominium as defined in section 82.003(a)(8) of the Code and has property located in Bexar County, Texas,

NOW THEREFORE, the undersigned, being the Managing Agent for the Association, submits the following information pursuant to Section 209.004 of the Code which supersedes any prior Management Certificate filed by the Association.

**1. Name of the condominium.**

Eilan Condominium

**2. Name of the association.**

Eilan Condominium Association, Inc.

**3. Location of the condominium.**

La Cantera Terrace, San Antonio, TX 78256

**4. Recording data for the declaration.**

The recording data in the Real Property Records of Bexar County, Texas are as follows:

Document Name	Filing Date	Clerk File Number
Declaration of Condominium for Eilan Condominium	12/27/2023	20130261123
First Amendment to the Declaration of Condominium for Eilan Condominium	06/14/2017	20170114255
Second Amendment to the Declaration of Condominium for Eilan Condominium	02/16/2018	20180029792
Declaration of Easements and Covenant to Share Services and Costs for Eilan Development	12/27/2013	20130261235
First Amendment to the Declaration of Easements and Covenant to Share Services and Costs for Eilan Development	07/28/2017	20170148252

**5. Name and mailing address for the association.**

Eilan Condominium Association, Inc.  
 c/o C.I.A. Services, Inc.  
 465 Bear Springs Road  
 Pipe Creek, TX 78063

**6. Name, mailing address, telephone number, and e-mail address of any management company.**

C.I.A. Services, Inc.  
465 Bear Springs Road  
Pipe Creek, TX 78063

Telephone: 210-490-0000

Email: CustomerCare@ciaservices.com

**7. Website address of any Internet website on which the association's dedicatory instruments are available.**

[www.ciaservices.com](http://www.ciaservices.com) select community "Eilan Condominium"

**8. Amount and description of a fee or fees charged to a unit seller or buyer related to a transfer of a property interest in a unit of the condominium.**

The following fees may be charged relating to a property transfer. Those marked as "Optional" are only required if the document or service is requested by the buyer, seller or their agents, the lender, title company or other associated with the property transfer.

Fee	Amount	Description
Transfer Fee	\$250	Collected at closing if the property actually transfers
Transfer Fee - Refinance	\$100	Collected at closing if the property loan is refinanced
Assessment Quote	\$104	Verification of fees due to Association
Assessment Quote Update	\$35	Optional: update to assessment quote within 30 days
Resale Certificate	\$375	Resale package in compliance with Code
Resale Certificate Update	\$75	Optional: update to resale certificate within 180 days
Compliance Inspection	\$120	Optional: onsite inspection for resale certificate, if required
Compliance Reinspection	\$120	Optional: reinspection for initial non-compliance, if needed
Lender Questionnaire	\$275	Optional: document requested by some lenders for loan
Standard Response Time	\$0	No later than 10 business days – additional cost for assessment quotes/updates, resale certificates/updates, compliance inspections/reinspection's & lender questionnaires
Rush Request	\$100	Optional: within 5 business days – additional cost for assessment quotes/updates, resale certificates/updates, compliance inspections/reinspection's & lender questionnaires
Expedited	\$200	Optional: within 2 business days – additional cost for assessment quotes/updates, resale certificates/updates, compliance inspections/reinspection's & lender questionnaires

**9. Other information the association considers appropriate.**

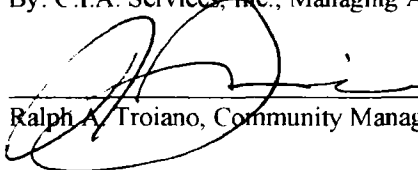
New owners are encouraged to provide email addresses and/or cell phone numbers to Association representative in #6 above to receive emails and/or text messages with Association news, alerts and meeting announcements. Communication preferences may be updated at any time.

Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the association, 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/association. No person should rely on this Management Certificate for anything other

than for identifying and contacting the Association.

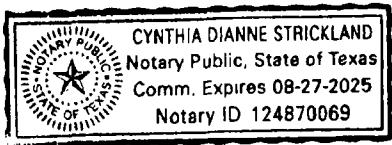
EXECUTED on this 6<sup>th</sup> day of August, 2025.


**Eilan Condominium Association, Inc.**  
By: C.I.A. Services, Inc., Managing Agent

  
Ralph A. Troiano, Community Manager

STATE OF TEXAS           §  
  §  
COUNTY OF BANDERA   §

BEFORE ME, the undersigned notary public, on this 6<sup>th</sup> day of August, 2025 personally appeared Ralph A. Troiano, Community Manager for C.I.A. Services, Inc., Managing Agent for Eilan Condominium Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and in the capacity therein expressed.



  
Cynthia D. Strickland  
Notary Public in and for the State of Texas

**After recording, please return to:**

C.I.A. Services, Inc.  
PO Box 63178  
465 Bear Springs Road  
Pipe Creek, TX 78063-3178

**File Information**

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

**Document Number:** 20250143761  
**Recorded Date:** August 06, 2025  
**Recorded Time:** 10:24 AM  
**Total Pages:** 4  
**Total Fees:** \$33.00

**\*\* THIS PAGE IS PART OF THE DOCUMENT \*\***

**\*\* 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: 8/6/2025 10:24 AM



*Lucy Adame-Clark*  
Lucy Adame-Clark  
Bexar County Clerk