

**MANAGEMENT CERTIFICATE FOR
Anaqua Springs Ranch Homeowners Association, Inc.
Bexar County**

STATE OF TEXAS §
COUNTY OF BEXAR §

1. **Name of Subdivision:** Anaqua Springs Ranch Homeowners Association, Inc.
2. **Name of Association:** Anaqua Springs Ranch 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** Anaqua Springs Ranch Homeowners Association,
Inc., 3424 Paesanos Parkway, Suite 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://anaquasprings.connectresident.com/>
7. Resale Disclosure Package: \$375.00
Homeowner Setup/ Unit Transfer Fee: There is a transfer fee in the amount of \$275.00 collected
at closing from the buyer.
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 Anaqua Springs Ranch 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.

Anaqua Springs Ranch Homeowners Association, Inc.

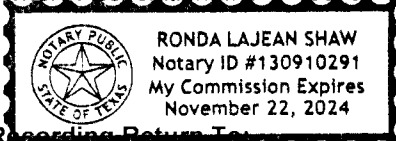
By: Kristie Rose-Zapp

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 24th day of
2023 by Kristie Rose-Zapp the Managing Agent of the Anaqua Springs Ranch
Homeowners Association, Inc. on behalf of the Association.



After Recording Return To:

FirstService Residential San Antonio, LLC,
3424 Paesanos Parkway, Suite 100,
San Antonio, TX 78231

Ronda Lajeane Shaw
Notary Public – State of Texas

EXHIBIT "A"

Anaqua Springs Ranch 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 Anaqua Springs Ranch 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 |
|-----------------------|---|------------------------------|
| 04/06/2004 | Plat Anaqua Ranch I, PUD | 20040073206 |
| 05/27/2004 | DCCER | 20040119075 |
| 12/10/2004 | Plat Anaqua Ranch II, PUD | 20040282045 |
| 12/15/2004 | Annexation of Anaqua Springs Ranch II, PUD | 20040285433 |
| 04/15/2005 | Plat Anaqua Springs | 20050081499 |
| 04/26/2005 | Annexation of Lot 8, Block 5 of Anaqua Springs | 20050088606 |
| 05/18/2005 | Clarification and 1 st Amendment to DCCER | 20050109085 |
| 12/09/2005 | Plat Anaqua Springs Ranch III, PUD | 20050287993 |
| 03/07/2006 | 2 nd Clarification and Amendment to DCCER | 20060050435 |
| 06/12/2006 | Annexation of 0.75 Acre Tract | 20060136256 |
| 09/07/2006 | Annexation of 12.618 Acre Tract | 20060217942 |
| 05/11/2007 | Plat Anaqua Springs Ranch I-B, PUD | 20070109140 |
| 05/14/2007 | Plat Anaqua Ranch | 20070110107 |
| 05/31/2007 | Annexation of 1.650 Acre Tract | 20070117042 |
| 06/01/2007 | 3 rd Clarification and Amendment to DCCER | 20070125967 |
| 06/15/2007 | Plat Anaqua Springs Ranch III-A, PUD | 20070139566 |
| 06/22/2007 | Annexation of Anaqua Springs Ranch III-A, PUD | 20070144853 |
| 06/22/2007 | Plat Anaqua Ranch I-C, PUD | 20070145363 |
| 06/26/2007 | Plat Anaqua Springs Ranch IV, PUD | 20070147610 |
| 07/02/2007 | Annexation of Anaqua Springs I-C, PUD | 20070153260 |
| 07/10/2007 | Annexation of Anaqua Springs Ranch IV, PUD | 20070159547 |
| 09/25/2007 | Clarification and 1 st Amendment to Annexation of Anaqua Springs Ranch IV, PUD | 20070228798 |
| 06/05/2008 | Annexation of 11.144 Acres | 20080119300 |
| 11/20/2009 | Plat Anaqua Springs Ranch VI-A1, PUD | 20090225851 |
| 11/24/2009 | Annexation of Anaqua Springs Ranch VI-A1, PUD | 20090227703 |
| 09/24/2010 | Plat Anaqua Springs Ranch VI-A2, PUD | 20100172378 |
| 10/22/2010 | Annexation of Anaqua Springs Ranch VI-A2, PUD | 20100191115 |
| 05/19/2011 | Bylaws and Articles of Incorporation | 20110086017 |
| 12/02/2011 | New Construction Rules and Regulations | 20110214399 |
| 01/17/2012 | Annexation of 5.164 Acre Tract | 20120008873 |
| 04/03/2012 | Release and Satisfaction | 20120077894 |
| 05/18/2012 | Plat Anaqua Springs IIA, PUD | 20120092393 |
| 05/24/2012 | Annexation of 3.007 Acre Tract | 20120096684 |
| 05/25/2012 | Plat 6A3 | 20120097859 |
| 03/15/2013 | Plat Anaqua Springs Ranch VA-1, PUD | 20130051679 |
| 04/25/2013 | Annexation of Anaqua Springs Ranch VA-1, PUD | 20130082557 |
| 05/18/2013 | Resolution for Access Restrictions of Contractors and Vendors without Proper Approval | 20130052523 |
| 08/16/2013 | Plat Anaqua Springs Ranch VI A4, PUD | 20130171991 |
| 10/15/2013 | Annexation of Anaqua Springs Ranch VI-A4, PUD | 20130215117 |
| 12/13/2013 | Annexation of 20.736 Acres | 20130253473 |
| 05/19/2014 | Application Payments Policy | 20140081440 |
| 05/19/2014 | Assessment Collection Policy | 20140081440 |

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|------------|---|-------------|
| 05/19/2014 | Conflict of Interest Policy | 20140081440 |
| 05/19/2014 | Drought-Resistant Landscaping and Natural Turf Guidelines | 20140081440 |
| 05/19/2014 | E-mail Registration Policy | 20140081440 |
| 05/19/2014 | Flag Display Guidelines | 20140081440 |
| 05/19/2014 | Guidelines for Land Use of Adjacent Lots | 20140081440 |
| 05/19/2014 | Membership Voting Policy | 20140081440 |
| 05/19/2014 | Payment Plan Policy | 20140081440 |
| 05/19/2014 | Rainwater Collection Devices Guidelines | 20140081440 |
| 05/19/2014 | Records Inspection Policy | 20140081440 |
| 05/19/2014 | Records Retention Policy | 20140081440 |
| 05/19/2014 | Religious Item Display Guidelines | 20140081440 |
| 05/19/2014 | Solar Energy Device Guidelines | 20140081440 |
| 05/19/2014 | Violation Enforcement Resolution | 20140081440 |
| 03/06/2015 | Plat Anaqua Springs Ranch VI C-1, PUD | 20150038227 |
| 03/24/2015 | Annexation of Anaqua Springs Ranch VI C-1, PUD | 20150049740 |
| 06/18/2015 | Annexation of 1.100 Acre Tract | 20150109046 |
| 11/01/2015 | Collection Policy | 20150189687 |
| 12/07/2015 | Electronic and Telephonic Action Policy | 20150234402 |
| 02/12/2016 | Annexation of 5.003 Acre Tract | 20160026148 |
| 07/08/2016 | Plat Anaqua Springs Unit 9, PUD | 20160130111 |
| 01/18/2017 | Billing Policy and Payment Plan Guidelines | 20170009664 |
| 7/21/2021 | Certificate of Annexation Unit 8 | 20210198887 |

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: 1/25/2023 8:41 AM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk