

MANAGEMENT CERTIFICATE FOR  
MARKET RIDGE COMMONS COMMERCIAL COMMUNITY, INC.  
Bexar County

STATE OF TEXAS §  
COUNTY OF BEXAR §

1. **Name of Subdivision:** Market Ridge Commons Commercial Properties
2. **Name of Association:** Market Ridge Commons Commercial Community, Inc.
3. **Recording Data for Subdivision:** See Exhibit "A"
4. **Recording Data for Declaration:** See Exhibit "A"
5. **Name and mailing address of Association:** Market Ridge Commons Commercial Community, Inc., 3424 Paesanos Pkwy, Suite 100, San Antonio, Texas 78231.
6. **The Association's designated representative is:** FirstService Residential San Antonio, LLC, 3424 Paesanos Pkwy, Suite 100, San Antonio, Texas 78231; 210-829-7202 Office; 210-829-5207 Fax.  
Email: [sanantonio@fsresidential.com](mailto:sanantonio@fsresidential.com)  
Community Website: <https://marketridgecommons.connectresident.com/>
7. **Resales Disclosure Package: \$375.00**  
**Owner 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 Market Ridge Commons Commercial Community, 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.*

Market Ridge Commons Commercial Community, Inc.

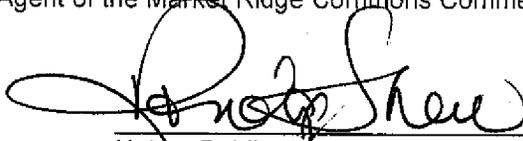
By: 

Print Name: Eugene Patillo

Print Title: Managing Agent

STATE OF TEXAS §  
COUNTY OF BEXAR §

This instrument was acknowledged and signed before me on this the 29th day of December, 2021 by Eugene Patillo the Managing Agent of the Market Ridge Commons Commercial Community, Inc. on behalf of the Association.

  
Notary Public - State of Texas

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

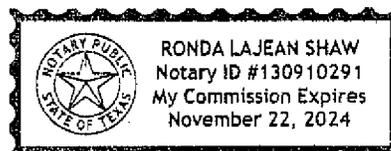


EXHIBIT "A"

**Market Ridge Commons Commercial Community, 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 Market Ridge Commons Commercial Community, Inc., which sections were originally encumbered by dedicatory instruments filed of record in Bexar County, Texas as follows:

<b>Recording Date</b>	<b>Filed Document</b>	<b>Recording Information</b>
10/27/2017	Declaration of Covenants, Conditions and Restrictions	20170213489
10/31/2017	Community Manual	20170215454

**File Information**

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

**Document Number:** 20210359793  
**Recorded Date:** December 29, 2021  
**Recorded Time:** 9:40 AM  
**Total Pages:** 3  
**Total Fees:** \$30.00

**\*\* 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: 12/29/2021 9:40 AM



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