

**MANAGEMENT CERTIFICATE FOR
CIBOLO VISTAS HOMEOWNERS ASSOCIATION
GUADALUPE COUNTY**

**STATE OF TEXAS §
COUNTY OF GUADALUPE §**

1. **Name of Subdivision:** Cibolo Vistas
2. **Name of Association:** Cibolo Vistas 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:** Cibolo Vistas Homeowners Association, Inc., 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://cibolovistas.connectresident.com/>
7. **Resales 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.
HOA Transfer Fee: \$200.00 (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 Cibolo Vistas 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.

CIBOLO VISTAS HOMEOWNERS ASSOCIATION, INC.

By: Eugene Patillo

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 2nd day of February, 2022 by Eugene Patillo, the Managing Agent of the Cibolo Vistas Homeowners Association, Inc. on behalf of the Association.

Ronda Lajeau Shaw
Notary Public – State of Texas

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

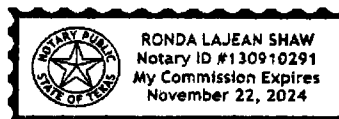


EXHIBIT "A"

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

Recording Date	Filed Document	Recording Information
03/30/2007	DCCR Phase I	07-06667
03/30/2007	Plat Phase I	07-06602
05/30/2007	Certificate of Formation and Bylaws	VOL2483 PG0917
05/06/2011	Supplemental DCCR	11-007811
02/29/2012	ACC Guidelines	12-003705
02/29/2012	Resolution - Assessment Collections	12-003701
02/29/2012	Resolution - Enforcement of Maintenance	12-003700
02/29/2012	Resolution - Payment Plan	12-003702
02/29/2012	Swimming Pool Rules and Guidelines	12-003703
02/29/2012	Policy on Inspection & Copying & Retention of Association Records	12-003704
05/29/2014	Supplemental DCCR	14-008947
11/26/2018	First Amendment to the Bylaws	201899026715
01/03/2022	Assessment Collections Policy and Procedure	202299000075
01/03/2022	Swimming Pool Enclosures Policy	202299000074
01/03/2022	Religious Displays Policy	202299000073
01/03/2022	Security Measures Policy	202299000072
01/03/2022	Architectural Review Policy	282299000071
01/11/2022	Enforcement Policy	202299001259

FILED and RECORDED in the OFFICIAL PUBLIC RECORDS

Honorable Teresa Kiel, Guadalupe County Clerk

Document Number: 202299030857
Recorded On: October 03, 2022 04:10 PM
Total Pages: 3
Total Fees: \$30.00

Discriminatory restrictive covenants based on race, color, religion contradict the 14th Amendment's Equal Protection Clause and are therefore unenforceable under federal law. Supreme Court Decision Shelly v. Kraemer 1948.

**THIS PAGE CONTAINS IMPORTANT RECORDING INFORMATION
AND SHALL REMAIN A PART OF THIS INSTRUMENT.**

Receipt Number: 20221003000343
User: Angela G
Station: Angela Green

Return To:
CSC

**STATE OF TEXAS
GUADALUPE COUNTY**

I hereby certify this instrument was ELECTRONICALLY FILED and RECORDED in the OFFICIAL PUBLIC RECORDS of Guadalupe County, Texas on the date/time printed above.



Teresa Kiel
Teresa Kiel
Guadalupe County Clerk
Guadalupe County, TX