

**PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE**

*for*

**THE MESAS AND RIDGE AT CANYON SPRINGS HOMEOWNERS ASSOCIATION, INC.**

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THE STATE OF TEXAS       §  
  §  
COUNTY OF BEXAR       §

The undersigned, being the Managing Agent of The Mesas and Ridge at Canyon Springs Homeowners Association, Inc., a non-profit corporation ("**Association**") organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code which supersedes any prior Management Certificate filed by the Association:

1. Name of Subdivision: The name of the subdivision is commonly known as The Mesas at Canyon Springs and includes Units in Mesa Del Sur and Mesa Del Norte.
2. Name of Association: The name of the Association is The Mesas and Ridge at Canyon Springs Homeowners Association, Inc.
3. Recording Data for the Subdivision:
  - a. Mesa Del Sur, Unit-1, a subdivision in Bexar County, Texas, according to the map or plat thereof recorded in Volume 9566, Pages 47-49, of the Plat Records of Bexar County, Texas and all amendments to or replats of said maps or plats, if any.
  - b. Mesa Del Sur, Unit-2, a subdivision in Bexar County, Texas, according to the map or plat thereof recorded in Volume 9571, Pages 43-44, of the Plat Records of Bexar County, Texas and all amendments to or replats of said maps or plats, if any.
  - c. Mesa Del Sur, Unit-3, a subdivision in Bexar County, Texas, according to the map or plat thereof recorded in Volume 9575, Page 118, of the Plat Records of Bexar County, Texas and all amendments to or replats of said maps or plats, if any.
  - d. Mesa Del Norte, Unit-1, a subdivision in Bexar County, Texas, according to the map or plat thereof recorded in Volume 9566, Pages 44-46, of the Plat Records of Bexar County, Texas and all amendments to or replats of said maps or plats, if any.
  - e. Mesa Del Norte, Unit-2, a subdivision in Bexar County, Texas, according to the map or plat thereof recorded in Volume 9570, Page

162, of the Plat Records of Bexar County, Texas and all amendments to or replats of said maps or plats, if any.

- f. Mesa Del Norte, Unit-3, a subdivision in Bexar County, Texas, according to the map or plat thereof recorded in Volume 9588, Pages 16-21, of the Plat Records of Bexar County, Texas and all amendments to or replats of said maps or plats, if any.
- g. Mesa Del Norte, Unit-4, a subdivision in Bexar County, Texas, according to the map or plat thereof recorded in Volume 9635, Pages 59-60, of the Plat Records of Bexar County, Texas and all amendments to or replats of said maps or plats, if any.

4. Recording Data for the Declaration:

a. Documents:

- (1) Declaration of Covenants, Conditions and Restrictions for Mesa Del Sur Subdivision.
- (2) Supplemental Declaration of Covenants, Conditions and Restrictions for Mesa Del Sur Subdivision, Unit-1.
- (3) Supplemental Declaration of Covenants, Conditions and Restrictions for Mesa Del Sur Subdivision, Unit-2.
- (4) Supplemental Declaration of Covenants, Conditions and Restrictions for Mesa Del Sur Subdivision, Unit-3.
- (5) Supplemental Declaration of Covenants, Conditions and Restrictions for Mesa Del Norte Subdivision, Unit-1.
- (6) Supplemental Declaration of Covenants, Conditions and Restrictions for Mesa Del Norte Subdivision, Unit-2.
- (7) Supplemental Declaration of Covenants, Conditions and Restrictions for Mesa Del Norte Subdivision, Unit-3.
- (8) Supplemental Declaration of Covenants, Conditions and Restrictions for Mesa Del Norte Subdivision, Unit-4.

b. Recording Information:

- (1) Bexar County Clerk's File No. 20050183555.
- (2) Bexar County Clerk's File No. 20050183556.
- (3) Bexar County Clerk's File No. 20060162154.
- (4) Bexar County Clerk's File No. 20070120553.
- (5) Bexar County Clerk's File No. 20050233830.
- (6) Bexar County Clerk's File No. 20060150077.
- (7) Bexar County Clerk's File No. 20080061540.
- (8) Bexar County Clerk's File No. 20110204861.

5. Name and Mailing Address of the Association: The name and mailing address of the Association is The Mesas and Ridge at Canyon Springs Homeowners Association, Inc. c/o RealManage, LLC, P.O. Box 803555, Dallas, Texas 75380.
6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is:
- RealManage, LLC  
P.O. Box 803555  
Dallas, Texas 75380  
866.473.2573  
MRCSHOA@CiraMail.com
7. The Association's Dedicatory Instruments are available to Members online at: [www.ciranet.com/residentportal](http://www.ciranet.com/residentportal).
8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

Description	Fee
Resale Certificate	\$375.00
Resale Certificate Update	\$75.00
Conveyance Processing Fee	\$325.00
Refinance Fee	\$250.00
Statement of Account	\$250.00
Conveyance Document Fee with Statement of Account	\$375.00
Document Rush Fee	\$275.00
Origination Fee (Declaration Sec. 2.4.14)	Declarant, for each Lot owned by it within the Properties, hereby covenants, and each prospective Owner shall be deemed to covenant and agree to pay to the Association an Origination Fee in the amount of \$500.00 for each newly constructed Living Unit. This Origination Fee is due and payable on the date of the transfer of the Lot with the newly

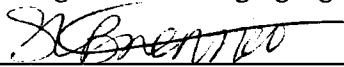
	constructed Living Unit to the new occupant.
Association Transfer Fee (Declaration Sec. 2.4.15)	Declarant, for each Lot owned by it within the Properties, hereby covenants, and each prospective Owner shall be deemed to covenant and agree to pay to the Association a Transfer Fee in the amount of \$50.00 each time ownership of an Improved Lot is transferred to a third party.

Resale Certificates are requested via the RealManage, LLC Closing Portal at [www.realmanage.com/closingportal](http://www.realmanage.com/closingportal).

Executed on this 22<sup>nd</sup> day of JULY, 2025.

**THE MESAS AND RIDGE AT CANYON SPRINGS  
ASSOCIATION, INC.**

By: RealManage, LLC, Managing Agent

By: 

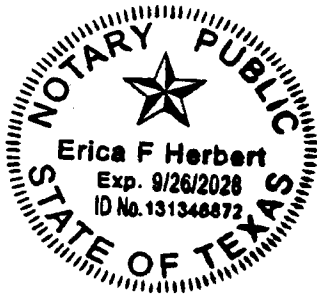
Printed: S L BRENNAN

Its: DIRECTOR

\*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the Subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

THE STATE OF TEXAS       §  
  §  
COUNTY OF Kendall       §

BEFORE ME, the undersigned notary public, on this 22<sup>nd</sup> day of July  
2025       personally       appeared       Stephanie Brennan  
          Director       of RealManage, LLC, Managing Agent of The Mesas and Ridge  
at Canyon Springs Homeowners Association, Inc., known to me to be the person whose  
name is subscribed to the foregoing instrument, and acknowledged to me that s/he  
executed the same for the purpose and in the capacity therein expressed.



Erica Herbert  
Notary Public in and for the State of Texas

**File Information**

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

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**Total Fees:** \$41.00

**\*\* 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: 7/22/2025 4:19 PM



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