

ELECTRONICALLY RECORDED

OFFICIAL PUBLIC RECORDS

Theresa Carrasco

Theresa Carrasco, County Clerk

Atascosa County, TX

11/14/2023 12:37 PM

238484

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**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
FOR
ESTATES AT SADDLE RIDGE HOMEOWNERS ASSOCIATION, INC.**

THE STATE OF TEXAS

COUNTIES OF ATASCOSA

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The undersigned, being the Managing Agent of Estates at Saddle Ridge Homeowners Association, Inc., a non-profit corporation 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 Estates at Saddle Ridge Homeowners Association, Inc.:

1. Name of Subdivision: Saddle Ridge Estates.
2. Name of Association: Estates at Saddle Ridge Homeowners Association, Inc.
3. Recording Data for the Subdivision:
 - a) Saddle Ridge Estates, Phase 1, an addition to the City of Lytle, Atascosa County, Texas, accordingly to the plat recorded under Clerk's File No. 202100013 of the Official Records of Real Property of Atascosa County, Texas.
 - a) Saddle Ridge Estates, Phase 6, an addition to the City of Lytle, Atascosa County, Texas, accordingly to the plat recorded under Docss. No. 202200010 and 224950, Official Public Records of Atascosa County, Texas.
 - b) Saddle Ridge Estates, Phases 2 and 5, an addition to the City of Lytle, Atascosa County, Texas, accordingly to the plat recorded under Doc. No. 202300030, Official Public Records of Atascosa County, Texas.
4. Recording Data for the Declaration:
 - a) Declaration of Covenants, Conditions and Restrictions for Saddle Ridge Estates Phase 1 recorded under Doc. No. 214398, Official Public Records of Atascosa County, Texas.
 - b) Annexation and Supplemental Declaration to Declaration of Covenants, Conditions and Restrictions for Saddle Ridge Estates Phase 1 (Annexation of Phase 6) recorded under Doc. No. 224950, Official Public Records of Atascosa County, Texas.
 - c) Omnibus Name Correction Instrument Made Pursuant to Section 5.028(a)(2)(A) of the Texas Property Code recorded under Doc. No. 222140, Official Public Records of Atascosa County, Texas
 - d) Annexation and Supplemental Declaration to Declaration of Covenants, Conditions and Restrictions for Saddle Ridge Estates Phase 1 (Annexation of Phases 2 and 5) recorded under Doc. No. 236893, Official Public Records of Atascosa County, Texas.

5. Name and Mailing Address of the Association is: Estates at Saddle Ridge Homeowners Association, Inc. c/o FirstService Residential San Antonio, LLC, 3424 Paesanos Pkwy, Ste 100, San Antonio, TX 78231.
6. Name and Mailing Address of Person Managing the Association or Its Designated Representative is: Estates at Saddle Ridge Homeowners Association, Inc. c/o FirstService Residential San Antonio, LLC, 3424 Paesanos Pkwy, Ste 100, San Antonio, TX 78231.
7. Telephone Number to Contact the Association is: 281.829.7202 and 210.829.5207.
8. Email Address to Contact the Association: mgmt-certificateTX@fsresidential.com
9. The Association's website may be found at: <https://saddleridgeestates.connectresident.com/>
10. Fees charged by the Association upon the sale or transfer of Property:
 - a. Resale Certificate: \$375.00 or more not to exceed the maximum allowable rate.
 - b. Rush Fee for Resale Certificate:
 - i. 1-2 days: \$125.00.
 - ii. 3-5 days: \$75.00.
 - c. Updated Certificate: after 30 days of issuance of the original \$75.00.
 - d. Transfer Fee: \$340.00.
 - e. Developer/Builder to Homeowner Closings – Statement of Account (does not
 - f. include Governing Documents) not to exceed \$75.00.
 - g. Refinance Fee: \$150.00.
 - h. Rush Fee for Refinance:
 - i. 1-2 days: \$125.00.
 - ii. 3-5 days: \$75.00.
 - i. Capitalization Fee: \$125.00

Executed on this the 23 day of October 2023.

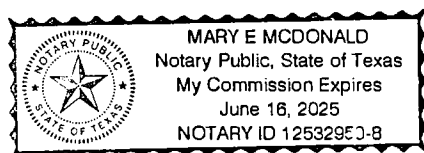
ESTATES AT SADDLE RIDGE HOMEOWNERS
ASSOCIATION, INC.

By: K. Rose Zapp
Kristie Rose-Zapp, President of FirstService
Residential San Antonio, LLC

THE STATE OF TEXAS §
 § **ACKNOWLEDGMENT**
 COUNTY OF DALLAS §

BEFORE ME, the undersigned notary public, on this the 23 day of October 2023 personally appeared Kristie Rose-Zapp, President of FirstService Residential San Antonio, LLC, and Managing Agent of Estates at Saddle Ridge 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 and on behalf of the Association.

Mary McDonald
 Notary Public in and for the State of Texas



E-RECORDED BY:

ISG | SEARS
 BENNETT
 & GERDES, LLP

6548 GREATWOOD PKWY.
 SUGAR LAND, TEXAS 77479