

**MANAGEMENT CERTIFICATE FOR  
Stevens Ranch Property Owners Association, Inc.  
Bexar County**

STATE OF TEXAS    §  
COUNTY OF BEXAR   §

1.     **Name of Subdivision:**                   Stevens Ranch
2.     **Name of Association:**                Stevens Ranch Property Owners 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:** Stevens Ranch Property Owners 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](mailto:sanantonio@fsresidential.com)  
Community Website: <https://stevensranchpoa.connectresident.com/>
7.     **Resales Disclosure Package:** \$375.00  
**Homeowner Setup/ Unit Transfer Fee:** There is a transfer fee in the amount of \$295.00 collected  
at closing from the buyer.  
**Capitalization Fee:** \$90.00 (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 Stevens Ranch Property Owners 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.*

Stevens Ranch Property Owners Association, Inc.

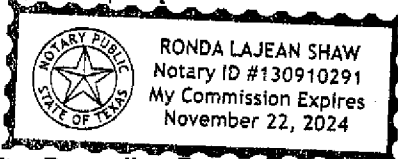
By: Kristie Rose-Zapp

Print Name: Kristie Rose-Zapp

Print Title: Managing Agent

STATE OF TEXAS    §  
COUNTY OF BEXAR   §

This instrument was acknowledged and signed before me on this the 24<sup>th</sup> day of January, 2023 by Kristie Rose-Zapp, the Managing Agent of the Stevens Ranch Property Owners Association, Inc. on behalf of the Association.



Ronda 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"

**Stevens Ranch Property Owners 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 Stevens Ranch Property Owners 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
09/20/2005	Amendment of Landscaping Easement	20050215444
02/01/2006	2 <sup>nd</sup> Amendment of Landscape Easement	20060024535
05/31/2006	Consent and Indemnity Agreement	20060125259
05/31/2006	Easement and Right of Way	20060125257
11/27/2006	Declaration of Sanitary Sewer Easement Pods 1 & 2	20060285794
11/27/2006	Declaration of Temporary Access and Utility Easement	20060285793
11/27/2006	Declaration of Interceptor Drainage Easement	20060285792
04/30/2007	DCCR	20070097091
06/05/2013	Termination and Release of Governing Documents and Repeal of the Bylaws	20130113594
06/05/2013	Termination and Release of Master DCCR	20130113593
06/05/2013	Certificate of Formation	20130113391
07/02/2013	DCCR	20130136040
01/15/2014	Master DCCR	20140006525
07/16/2014	Dedicatory Instruments	20140119879
10/14/2014	1 <sup>st</sup> Amendment to Master DCCR	20140177182
10/14/2014	Supplemental Declaration to Master DCCR	20140177014
06/09/2016	Supplemental DCCR	20160107917
06/09/2016	Supplemental DCCR	20160107916
11/15/2016	Dedicatory Instruments	20160226381
03/29/2017	Ratification of Termination and Release of Development Agreement	20170058091
06/10/2021	Swimming Pool Facilities Policies and Procedures Manual	20210157853
06/11/2021	Supplemental DCCR Pod 2	20210159616
03/14/2022	Pool Rules and Pool Waiver	20220063251
04/11/2022	Religious Displays Policy	20220089935
04/11/2022	Enforcement Policy	20220089932
04/11/2022	Architectural Review Policy	20220089933

**File Information**

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

**Document Number:** 20230013643  
**Recorded Date:** January 26, 2023  
**Recorded Time:** 8:59 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: 1/26/2023 8:59 AM



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