

**MANAGEMENT CERTIFICATE FOR  
STEVENS RANCH PROPERTY OWNERS ASSOCIATION, INC.**

The following information is being provided pursuant to Section 209.004, Texas Property Code:

1. Name of subdivision: Stevens Ranch
2. Name of the association: Stevens Ranch Property Owners Association, Inc.
3. Mailing address: 3424 Pacsanos Parkway, Suite 100  
San Antonio, TX 78231
4. Subdivision plat information: Unit 1: Volume 9576, Pages 169-171;  
Pod 1A: Volume 9594, Page 179, as amended by Volume 9653, Pages 108-109;  
Pod 1B: Volume 9693, Page 222, Volume 9694, Page 1;  
Unit 2A1: Volume 9655, Page 121;  
Unit 2B1: Volume 9665, Pages 57-60;  
Pod 2A: Volume 20002, Pages 684-687, as amended by Volume 20002, Pages 1132-1135;  
Pod 2B: Volume 20002, Pages 738-740; and,  
Pod 3A: Volume 9690, Pages 182-186; Deed and Plat Records of Bexar County, Texas
5. Declaration information: Master Declaration of Covenants, Conditions, and Restrictions for Stevens Ranch, executed on January 14, 2014, recorded in Document Number 20140006525, Official Public Records of Bexar County, Texas, as amended by First Amendment to Master Declaration of Covenants, Conditions, and Restrictions for Stevens Ranch, executed on October 9, 2014, recorded in Document Number 20140177182, Official Public Records of Bexar County, Texas, as further amended by Second Amendment to Master Declaration of Covenants, Conditions, and Restrictions for Stevens Ranch, executed on November 15, 2023, recorded in Document Number 20230214548, Official Public Records of Bexar County, Texas  
  
Pod 1A: Declaration of Covenants, Conditions, and Restrictions for Stevens Ranch Pod 1A Bexar County, Texas, executed on June 24, 2013, recorded in Document Number 20130136040, Official Public Records of Bexar County, Texas  
  
Pod 1B: Supplemental Declaration of Covenants, Conditions, and Restrictions for Stevens Ranch Pod-1B Bexar County, Texas, executed on June 8, 2016, recorded in Document Number 20160107916, Official Public Records of Bexar County, Texas  
  
Pod 2A and Pod 2B: Supplemental Declaration of Covenants, Conditions, and Restrictions for Stevens Ranch Pod 2 Bexar County, Texas, executed on July 20, 2020, recorded in Document Number 20210159616, Official Public Records of Bexar County, Texas  
  
Pod 3A: Supplemental Declaration of Covenants, Conditions, and Restrictions for Stevens Ranch Pod 3A Bexar County, Texas, executed on June 6, 2016, recorded in Document Number 20160107917, Official Public Records of Bexar County, Texas  
  
A 29.52 acre tract: Supplemental Declaration to the Master Declaration of Covenants, Conditions, and Restrictions for Stevens Ranch, executed on October 9, 2014, recorded in Document Number 20140177014, Official Public Records of Bexar County, Texas

6. Association management or representative:

FirstService Residential San Antonio, LLC  
3424 Paesanos Parkway, Suite 100  
San Antonio, TX 78231  
Telephone: (210) 829-7202  
Fax: (210) 829-5207  
E-mail: sanantonio@fsresidential.com

7. Website address:

<https://stevensranchpoa.connectresident.com/>

8. Property fees:

Transfer fee: \$340.00  
Resale disclosure package:

- 6-10 days: \$375.00
- 3-5 days: \$450.00
- 1-2 days: \$500.00

Resale disclosure update within 60 days of original request: \$75.00  
Refinance certificate fee:


- 6-10 days: \$125.00
- 3-5 days: \$225.00
- 1-2 days: \$275.00

Developer/Builder to Homeowner Closings – statement of account:

- 6-10 days: \$35.00
- 3-5 days: \$50.00
- 1-2 days: \$75.00

Reverse mortgage account verification (state of account with recurring): \$150.00  
HOA questionnaire (single family): \$250.00 (optional)  
Loan estimate questionnaire (single family): \$100.00 (optional)

STEVENS RANCH PROPERTY OWNERS  
ASSOCIATION, INC., a Texas non-profit corporation

  
By: Kristie Rose-Zapp, Managing Agent

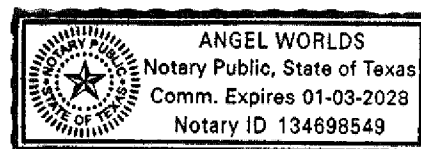
STATE OF TEXAS     §  
                                  §  
COUNTY OF BEXAR   §

Before me, the undersigned notary public, on this day personally appeared Kristie Rose-Zapp, Managing Agent of Stevens Ranch Property Owners Association, Inc., known to me or proved to me by presentation to me of a governmentally-issued identification card to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed it for the purposes and consideration expressed in it.

Given under my hand and seal of office the 6<sup>th</sup> day of March, 2024.

  
Notary Public, State of Texas

**AFTER RECORDING RETURN TO:**  
Allen, Stein & Durbin, P.C.  
Attorneys at Law  
P.O. Box 101507  
San Antonio, TX 78201



9979.0001.2520457.ia

**File Information**

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

**Document Number:** 20240041523  
**Recorded Date:** March 08, 2024  
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**Total Pages:** 3  
**Total Fees:** \$29.00

**\*\* 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: 3/8/2024 8:42 AM



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