

MANAGEMENT CERTIFICATE FOR  
HART RANCH HOMEOWNERS ASSOCIATION  
BEXAR COUNTY

STATE OF TEXAS §  
COUNTY OF BEXAR §

1. Name of Subdivision: Hart Ranch
2. Name of Association: Hart Ranch 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: Hart Ranch Homeowners Association, Inc., 3424 Paesanos Parkway, Suite 100, San Antonio, TX 78231
6. The Association's designated representative is: FirstService Residential San Antonio, LLC, 3424 Paesanos Parkway, Suite 100, San Antonio, TX 78231; 210-829-7202 Office; 210-829-5207 Fax.  
Email: [sanantonio@fsresidential.com](mailto:sanantonio@fsresidential.com)  
Community Website: <https://hartranch.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.
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 Hart Ranch 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.*

HART RANCH HOMEOWNERS ASSOCIATION, INC.

By: Kristie Rose-Zapp

Print Name: Kristie Rose-Zapp

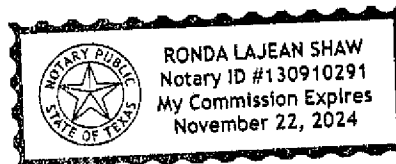
Print Title: Managing Agent

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 Hart Ranch Homeowners 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 Parkway, Suite 100  
San Antonio, TX 78231



## EXHIBIT "A"

**The Hart Ranch Homeowners Association**, 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 Hart Ranch Homeowners Association, Inc. which sections were originally encumbered by dedicatory instruments filed of record in Bexar County, Texas as follows:

<b>Recording Date</b>	<b>Filed Document</b>	<b>Recording Information</b>
06/03/1994	Articles of Incorporation	Vol. 6092 Pg. 415
06/03/1994	DCCR's Unit 1	Vol. 6092 Pg. 392
07/16/1996	DCCR's Correction Unit 2 & 3	Vol. 6817 Pg. 300
07/16/1996	DCCR's Supplemental Unit 2 & 3	Vol. 6817 Pg. 296
08/08/2000	Bylaws	Vol. 8524 Pg. 625
08/20/2002	Bylaws First Amended	20020398311
08/23/2011	Bylaws Second Amended	20110150275
05/14/2012	Resolution – ACC Guidelines	20120088623
05/14/2012	Resolution – Collection Policy	20120088620
05/14/2012	Resolution – Payment Plan	20120088621
05/14/2012	Resolution – Record Copying and Retention	20120088622
12/09/2013	Swimming Pool Rules & Guidelines	20130250311
02/24/2017	Swimming Pool Rules & Guidelines	20170035301

**File Information**

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

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**\*\* 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 9:41 AM



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