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# PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE

for

## LAKERIDGE HOME OWNERS' ASSOCIATION

STATE OF TEXAS §

COUNTY OF GUADALUPE §

WHEREAS section 209.004 of the Texas Property Code (the "Code") requires that a property owners' association file a management certificate in the real property records of the county in which the property is located, and

WHEREAS Lakeridge Home Owners Association, a non-profit corporation (the "Association"), is a property owners' association as defined in section 209.003 of the Code and has property located in Guadalupe County, Texas,

NOW THEREFORE, the undersigned, being the Managing Agent for the Association, submits the following information pursuant to Section 209.004 of the Code which supersedes any prior Management Certificate filed by the Association.

**1. Name of the subdivision.**

The name of the subdivisions collectively known as "Lake Ridge" are as follows:

Subdivision Name
Lake Ridge Estates
Lake Ridge
Lake Ridge Village Section 1
Lake Ridge Village Section 2

**2. Name of the association.**

Lakeridge Home Owners Association

**3. Recording data for the subdivision.**

The recording data in the Plat Records of Guadalupe County, Texas are as follows:

Plat Name	Filing Date	Clerk File Number
Lake Ridge	04/22/1980	Vol. 4, Page 130
Lake Ridge Village Section I	01/13/1984	Vol. 4, Page 254
Lake Ridge Village, Section II	10/25/1984	Vol. 4, Page 309

**4. Recording data for the declaration and any amendments to the declaration.**

The recording data in the Real Property Records of Bexar County, Texas are as follows:

Document Name	Filing Date	Clerk File Number
Declaration of Covenants, Conditions & Restrictions – Lake Ridge	06/04/1980	3192
Declaration of Covenants, Conditions and Restrictions Lake Ridge Estates	02/17/1984	1591
Declaration of Covenants, Conditions and Restrictions Lake Ridge Village Section I	01/27/1984	791
Declaration of Covenants, Conditions & Restrictions – Lake Ridge Village Section II	06/07/1985	5400

**5. Name and mailing address for the association.**

Lakeridge Home Owners Association  
c/o C.I.A. Services, Inc.  
465 Bear Springs Road  
Pipe Creek, TX 78063-3178

**6. Name, mailing address, telephone number and email address of the person managing the association or its designated representative.**

C.I.A. Services, Inc.  
465 Bear Springs Road  
Pipe Creek, TX 78063-3178

Telephone: 210-490-0000

Email: CustomerCare@ciaservices.com

**7. Website address of any internet website on which the association's dedicatory instruments are available.**

www.ciaservices.com

**8. Amount and description of a fee or fees charged by the association relating to a property transfer in the subdivision.**

The following fees may be charged relating to a property transfer. Those marked as optional are only required if the document or service is requested by the buyer, seller or their agents, the lender, title company or other associated with the property transfer.

Fee	Amount	Description
Transfer Fee	\$250	Collected at closing if the property actually transfers
Transfer Fee - Refinance	\$100	Collected at closing if the property loan is refinanced
Assessment Quote	\$104	Verification of fees due to Association
Quote Update	\$35	Optional: update to assessment quote within 30 days
Resale Certificate	\$375	Optional: package in compliance with Code
Resale Certificate Update	\$75	Optional: update to resale certificate within 180 days
Compliance Inspection	\$120	Optional: onsite inspection for resale certificate, if required
Compliance Reinspection	\$120	Optional: reinspection for initial non-compliance, if needed

Lender Questionnaire	\$275	Optional: document requested by some lenders for loan
Standard Response Time	\$0	No later than 10 business days – additional cost for assessment quotes/updates, resale certificates/updates, compliance inspections/re-inspections & lender questionnaires
Rush Request	\$100	Optional: within 5 business days – additional cost for assessment quotes/updates, resale certificates/updates, compliance inspections/re-inspections & lender questionnaires
Expedited	\$200	Optional: within 2 business days – additional cost for assessment quotes/updates, resale certificates/updates, compliance inspections/re-inspections & lender questionnaires

**9. Other information the association considers appropriate.**

- New owners are encouraged to provide email addresses and/or cell phone numbers to Association representative in #6 above in order to receive emails and/or text messages with Association news, alerts and meeting announcements. Communication preferences may be updated at any time.

Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the association, 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/association. No person should rely on this Management Certificate for anything other than for identifying and contacting the Association.

EXECUTED on this 18<sup>th</sup> day of December, 2023.

**Lakeridge Home Owners Association**

By: C.I.A. Services, Inc., Managing Agent



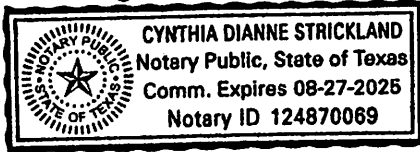
Valerie Flinn, Community Manager

STATE OF TEXAS

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COUNTY OF BEXAR

BEFORE ME, the undersigned notary public, on this 18<sup>th</sup> day of December, 2023 personally appeared Valerie Flinn, Community Manager for C.I.A. Services, Inc., Managing Agent for Lakeridge Home Owners Association, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and in the capacity therein expressed.



Cynthia D Strickland  
Notary Public in and for the State of Texas

**After recording, please return to:**

C.I.A. Services, Inc.  
PO Box 63178  
465 Bear Springs Road  
Pipe Creek, TX 78063-3178

**FILED and RECORDED in the OFFICIAL PUBLIC RECORDS**

**Honorable Teresa Kiel, Guadalupe County Clerk**

**Document Number:** 202399031348  
**Recorded On:** December 27, 2023 03:01 PM  
**Total Pages:** 5  
**Total Fees:** \$38.00

Discriminatory restrictive covenants based on race, color, religion contradict the 14th Amendment's Equal Protection Clause and are therefore unenforceable under federal law. Supreme Court Decision Shelly v. Kraemer 1948.

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**THIS PAGE CONTAINS IMPORTANT RECORDING INFORMATION  
AND SHALL REMAIN A PART OF THIS INSTRUMENT.**

**Receipt Number:** 20231227000165  
**User:** Amanda D  
**Station:** Recording1

**Return To:**  
C.I.A. SERVICES INC  
PO BOX 63178

PIPE CREEK TX 78063

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**STATE OF TEXAS  
GUADALUPE COUNTY**

**I hereby certify this instrument was FILED and RECORDED in the OFFICIAL  
PUBLIC RECORDS of Guadalupe County, Texas on the date/time printed above.**



*Teresa Kiel*  
Teresa Kiel  
Guadalupe County Clerk  
Guadalupe County, TX