

**MANAGEMENT CERTIFICATE FOR
Arcadia Ridge Homeowners Association, Inc.
Bexar County**

STATE OF TEXAS §
COUNTY OF BEXAR §

1. **Name of Subdivision:** Arcadia Ridge
2. **Name of Association:** Arcadia Ridge 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** Arcadia Ridge 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 Pkwy, Ste 100, San Antonio, TX 78231; 210-829-7202 Office; 210-829-5207 Fax. Email: sanantonio@fsresidential.com
Community Website: <https://arcadiaridge.connectresident.com/>
7. **Resale 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: \$300.00 (First Buyer Only)
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 Arcadia Ridge 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.

Arcadia Ridge 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 24th day of January, 2023 by Kristie Rose-Zapp the Managing Agent of the Arcadia Ridge 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

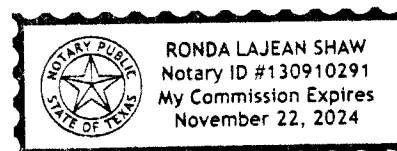


EXHIBIT "A"

Arcadia Ridge Homeowners 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 Arcadia Ridge Homeowners 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
5/15/2014	DCCER	20140080250
8/11/2014	Article of Incorporation, Organizational Consent and Bylaws	20140136051
2/20/2015	Plat Phase 1 Unit 5B-1	20150028687
2/27/2015	Plat Phase 1 Unit 5A-1	20150033041
3/3/2015	Plat Collector Phase 1	20150035902
3/3/2015	Plat Amenity Center	20150035908
5/22/2015	Plat Offsite Sanitary Sewer	20150090766
9/23/2015	Plat Phase 1 Unit 1A	20150182853
12/22/2015	Plat Phase 1 Unit 4A-1	20150245471
3/11/2016	Plat Phase 1 Unit 2	20160044686
5/13/2016	Plat Collector Phase 2	20160089045
5/26/2016	Special Warranty Deed	20160098538
7/15/2016	Special Warranty Deed	20160135799
9/16/2016	Plat Phase 2 Unit 5A	20160182859
9/30/2016	Plat Phase 1 Unit 1B	20160193198
10/12/2016	Easement Agreement (Landscape)	20160201359
10/12/2016	Easement Agreement (Pedestrian Access and Utilities)	20160201363
10/20/2016	Special Warranty Deed	20160207609
11/18/2016	Plat Phase 1 Unit 3A	20160228556
1/03/2017	Special Warranty Deed	20170000418
2/09/2017	Pool Book	20170025650
11/21/2019	Certificate of Annexation Phase 2 Unit 7	20190237035
4/09/2020	Annexation and Amendment to DCCRs	20200074325
7/01/2022	Plat Phase 2 Unit 7C	20220163404
9/07/2022	Display of Religious Items Policy	20220217365
9/07/2022	209 Hearing Policy	20220217370
9/07/2022	Security Measures Policy	20220217368
9/07/2022	Bid Solicitation Policy	20220217375
9/07/2022	Enforcement and Fine Policy	20220217372

File Information

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

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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: 1/25/2023 8:38 AM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk