

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
for
ARCADIA RIDGE HOMEOWNER'S ASSOCIATION, INC.**

THE STATE OF TEXAS §
 §
COUNTY OF BEXAR §

The undersigned, being the Managing Agent for Arcadia Ridge Homeowner's Association, Inc., a non-profit corporation ("**Association**") organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code which supersedes any prior Management Certificate filed by the Association:

1. **Name of Subdivision:** The name of the subdivision is Arcadia Ridge.
2. **Name of Association:** The name of the Association is Arcadia Ridge Homeowner's Association, Inc.
3. **Recording Data for the Subdivision:**
 - a. Property described by metes and bounds on Exhibit "A" and Exhibit "B" attached to the "Arcadia Ridge Declaration of Covenants, Conditions, Easements and Restrictions" recorded in the Official Public Records of Real Property of Bexar County, Texas under Clerk's File No. 20140080250 (which said Exhibit "A" and Exhibit "B" are incorporated herein by reference).
 - b. Arcadia Ridge Phase 1, Unit 1A, a subdivision in Bexar County, Texas according to the map or plat thereof, recorded under File No. 20150182853 of the Plat Records of Bexar County, Texas and all amendments to or replats of said maps if any.
 - c. Arcadia Ridge Phase 1, Unit 1B, a subdivision in Bexar County, Texas according to the map or plat thereof, recorded under File No. 201600193198 of the Plat Records of Bexar County, Texas and all amendments to or replats of said maps if any.
 - d. Arcadia Ridge Phase 1, Unit 2, a subdivision in Bexar County, Texas according to the map or plat thereof, recorded under File No. 20160044686 of the Plat Records of Bexar County, Texas and all amendments to or replats of said maps if any.
 - e. Arcadia Ridge Phase 1, Unit 3A, a subdivision in Bexar County, Texas according to the map or plat thereof, recorded under File No.

20160228556 of the Plat Records of Bexar County, Texas and all amendments to or replats of said maps if any.

- f. Arcadia Ridge Phase 1, Unit 4A-1, a subdivision in Bexar County, Texas according to the map or plat thereof, recorded under File No. 20150245471 of the Plat Records of Bexar County, Texas and all amendments to or replats of said maps if any.
- g. Arcadia Ridge Phase 1, Unit 5A-1, a subdivision in Bexar County, Texas according to the map or plat thereof, recorded under File No. 20150033041 of the Plat Records of Bexar County, Texas and all amendments to or replats of said maps if any.
- h. Arcadia Ridge Phase 1, Unit 5B-1, a subdivision in Bexar County, Texas according to the map or plat thereof, recorded under File No. 20150028687 of the Plat Records of Bexar County, Texas and all amendments to or replats of said maps if any.
- i. Arcadia Ridge Phase 1, Unit 5C-4, a subdivision in Bexar County, Texas according to the map or plat thereof, recorded in Volume 20001, Page 1374 of the Plat Records of Bexar County, Texas and all amendments to or replats of said maps if any.
- j. Arcadia Ridge Phase 2, Unit 5A, a subdivision in Bexar County, Texas according to the map or plat thereof, recorded under File No. 20160182859 of the Plat Records of Bexar County, Texas and all amendments to or replats of said maps if any.
- k. Property described by metes and bounds on Exhibit "A" to be proposed as Arcadia Ridge Phase 2, Unit 7, attached to the "Certificate of Annexation" recorded in the Official Public Records of Real Property of Bexar County, Texas under Clerk's File No. 20190237035 (which said Exhibit "A" is incorporated herein by reference).
- l. Arcadia Ridge Phase 2, Unit 7C, a subdivision in Bexar County, Texas according to the map or plat thereof, recorded under File No. 20220163404 of the Plat Records of Bexar County, Texas and all amendments to or replats of said maps if any.
- m. Arcadia Ridge Amenity Center, a subdivision in Bexar County, Texas according to the map or plat thereof, recorded under File No. 20150035908 of the Plat Records of Bexar County, Texas and all amendments to or replats of said maps if any.
- n. Arcadia Ridge Collector Phase 1, a subdivision in Bexar County, Texas according to the map or plat thereof, recorded under File No.

20150035902 of the Plat Records of Bexar County, Texas and all amendments to or replats of said maps if any.

- o. Arcadia Ridge Collector Phase 2, a subdivision in Bexar County, Texas according to the map or plat thereof, recorded under File No. 20160089045 of the Plat Records of Bexar County, Texas and all amendments to or replats of said maps if any.
- p. Arcadia Ridge Offsite Sanitary Sewer, a subdivision in Bexar County, Texas according to the map or plat thereof, recorded under File No. 20150090766 of the Plat Records of Bexar County, Texas and all amendments to or replats of said maps if any.

4. Recording Data for the Declaration: *

a. Documents:

- (1) Arcadia Ridge Declaration of Covenants, Conditions, Easements and Restrictions.
- (2) Annexation and Amendment to Declaration of Covenants, Conditions, and Restrictions for Arcadia Ridge Homeowners Association.
- (3) Certificate of Annexation [Phase 2, Unit 7].

b. Recording Information:

- (1) Bexar County Clerk's File No. 20140080250.
- (2) Bexar County Clerk's File No. 20200074325.
- (3) Bexar County Clerk's File No. 20190237035.

- 5. Name and Mailing Address of the Association: The name and mailing address of the Association is Arcadia Ridge Homeowner's Association, Inc. c/o FirstService Residential - San Antonio, 3424 Paesanos Parkway, Suite 100, Shavano Park, Texas 78231.
- 6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: FirstService Residential - San Antonio. Address: 3424 Paesanos Parkway, Suite 100, Shavano Park, Texas 78231. Phone No.: 866.378.1099. Email Address: sanantonio@fsresidential.com.
- 7. The Association's Dedicatory Instruments are Available to Members Online at: <https://arcadiaridge.connectresident.com/> or www.fsresidential.com.
- 8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

Description	Fee
Transfer Fee	\$340.00
Resale Disclosure Package (6-10 days; 3-5 days; 1-2 days)	\$375; \$450; \$500
Resale Disclosure Update (within 60 days of original request)	\$75.00
Refinance Certificate Fee (6-10 days; 3-5 days; 1-2 days)	\$125; \$225; \$275
Developer/Builder to Homeowner- Statement of account (6-10 days; 3-5 days; 1-2 days)	\$35; \$50; \$75
Reverse Mortgage Account Verification (State of Account w/recurring)	\$150.00
HOA Questionnaire (optional) - (Single Family)	\$250.00
Loan Estimate Questionnaire (optional) - (Single Family)	\$100.00
Working Capital Assessment Fee [Declaration Section 7(i)]	At closing of the conveyance of each Lot, the Owner shall pay to the Association a Working Capital Assessment fee in the amount of \$300.00 per Lot. Some exemptions apply.

Executed on this 3rd day of May, 2024.

**ARCADIA RIDGE
HOMEOWNER'S ASSOCIATION, INC.**

By: FirstService Residential – San Antonio,
Managing Agent

By: Kristie Rose-Zapp

Printed: Kristie Rose-Zapp

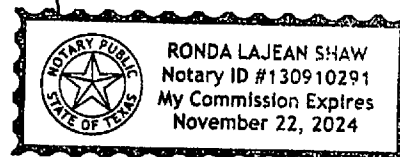
Its: President

*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the Subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

THE STATE OF TEXAS §
 §
COUNTY OF Bexar §

BEFORE ME, the undersigned notary public, on this 3rd day of May, 2024 personally appeared Kristie Rose-Zapp for FirstService Residential – San Antonio, Managing Agent for Arcadia Ridge Homeowner's Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purpose and in the capacity therein expressed.

Ronda Lajeane Shaw
Notary Public in and for the State of Texas



File Information

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

Document Number: 20240081938
Recorded Date: May 08, 2024
Recorded Time: 8:51 AM
Total Pages: 6
Total Fees: \$41.00

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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: 5/8/2024 8:51 AM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk