

**MANAGEMENT CERTIFICATE FOR  
GARDEN RIDGE/BRACKEN HOMEOWNERS ASSOCIATION  
COMAL COUNTY**

STATE OF TEXAS §  
COUNTY OF BEXAR §

1. **Name of Subdivision:** Garden Ridge/Bracken
2. **Name of Association:** Garden Ridge/Bracken 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:** Garden Ridge/Bracken Homeowners Association, Inc., 3424 Paesanos Pkwy, Ste 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](mailto:sanantonio@fsresidential.com)  
Community Website: <https://gardenridgebracken.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 Garden Ridge/Bracken 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.*

**GARDEN RIDGE/BRACKEN HOMEOWNERS ASSOCIATION, INC.**

By: Kristie Rose-Zapp

Print Name: Kristie Rose-Zapp

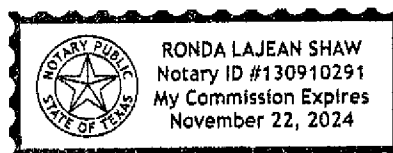
Print Title: Managing Agent

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 Garden Ridge/Bracken 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 Pkwy, Ste 100  
San Antonio, TX 78231



**EXHIBIT "A"**

**The Garden Ridge/Bracken Homeowners Association**, a subdivision located in Comal County, Texas, and any other subdivisions which have been or may be subsequently annexed thereto and made subject to the authority of the Garden Ridge/Bracken Homeowners Association, Inc. which sections were originally encumbered by dedicatory instruments filed of record in Comal County, Texas as follows:

<b>Recording Date</b>	<b>Filed Document</b>	<b>Recording Information</b>
09/01/2005	DCCR	200506032908
09/01/2005	DCCR Supplemental	200506032909
02/16/2006	Articles of Incorporation, Bylaws and Design Guidelines	200606006500
01/17/2012	Dedicatory Instruments of Collection Policy and ACC Guidelines	201206001794
01/17/2012	Resolution - Collection Policy and ACC Guidelines	201206001794
01/17/2012	Resolution - Payment Plan	201206001795
01/17/2012	Resolution - Records Retention	201206001796

**Filed and Recorded  
Official Public Records  
Bobbie Koepf, County Clerk  
Comal County, Texas  
01/26/2023 08:41:59 AM  
TERRI 2 Pages(s)  
202306002680**



*Bobbie Koepf*