

MANAGEMENT CERTIFICATE FOR
LADERA MASTER COMMUNITY, INC.
BEXAR COUNTY

STATE OF TEXAS §
COUNTY OF BEXAR §

1. **Name of Subdivision:** Ladera
2. **Name of Association:** Ladera Master Community, Inc.
3. **Recording Data for Subdivision:** See Exhibit "A"
4. **Recording Data for Declaration:** See Exhibit "A"
5. **Name and mailing address of Association:** Ladera Master Community, 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
Community Website: <https://laderamastercommunity.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.
Capitalization Fee: \$500.00 (All Closings)
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 Ladera Master Community, 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.

LADERA MASTER COMMUNITY, INC.

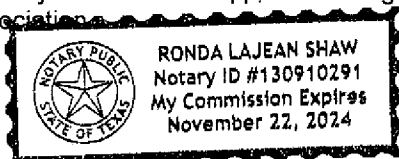
By: Kristie Rose-Zapp

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 Ladera Master Community, 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"

Ladera Master Community, 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 Ladera Master Community, Inc. which sections were originally encumbered by dedicatory instruments filed of record in Bexar County, Texas as follows:

| Recording Date | Filed Document | Recording Information |
|-----------------------|---|------------------------------|
| 8/19/2015 | Master Covenant | 20150156854 |
| 8/19/2015 | Development Area Declaration | 20150156900 |
| 8/19/2015 | Notice of Applicability Unit 1A | 20150156945 |
| 8/20/2015 | Master Design Guidelines | 20150157046 |
| 8/20/2015 | Supplemental Design Guidelines Unit 1A | 20150157177 |
| 8/20/2015 | Declarant Removal and Appointment of Director | 20150157190 |
| 8/20/2015 | Community Manual | 20150157297 |
| 11/19/2015 | Notice of Applicability Unit 1B | 20150223812 |
| 2/22/2016 | Supplemental Design Guidelines Unit 1B | 20160031371 |
| 3/22/2016 | 1st Amendment to Master Design Guidelines | 20160051856 |
| 3/22/2016 | Supplement to Community Manual | 20160051857 |
| 04/11/2017 | Notice of Applicability Unit 1C | 20170067631 |
| 06/29/2018 | Supplemental Residential Design Guidelines (Unit 2A) | 20180125465 |
| 06/29/2018 | Notice of Applicability Unit 2A | 20180125467 |
| 04/07/2020 | Notice of Applicability Unit 1D | 20200072710 |
| 04/14/2020 | Notice of Designation of Special Common Area – Units 1A, 1B, and 1C | 20200076802 |
| 04/14/2020 | Notice of Designation of Special Common Area Unit 1D | 20200077315 |
| 01/12/2021 | Notice of Applicability Unit 2B | 20210008485 |
| 1/14/2022 | Unit 1E Address Plat | 20220010979 |
| 02/24/2022 | Notice of Applicability Unit 1E | 20220047093 |
| 06/10/2022 | Ladera Laurel Hollow Unit 3A Recorded Plat | 20220145103 |
| 06/17/2022 | Notice of Applicability Unit 3A | 20220151441 |

File Information

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

Document Number: 20230013764
Recorded Date: January 26, 2023
Recorded Time: 10:01 AM
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Total Fees: \$30.00

**** THIS PAGE IS PART OF THE DOCUMENT ****

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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: 1/26/2023 10:01 AM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk