PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE FOR LADERA MASTER COMMUNITY, INC.

THE STATE OF TEXAS § § § COUNTIES OF BEXAR

The undersigned, being the Managing Agent of Ladera Master Community, Inc., a nonprofit corporation 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 Ladera Master Community, Inc.:

- 1. Name of Subdivision: Ladera.
- 2. Name of Association: Ladera Master Community, Inc.
- 3. Recording Data for the Subdivision:
 - a) Ladera, a subdivision located in Bexar County, Texas, according to the maps or plats thereof, recorded in the Map Records of Bexar County, Texas, under File Numbers 20220010979, and 20220145103, along with any amendments or supplements thereto.
- 4. Recording Data for the Declaration:
 - a) Ladera, 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 Ladera Master Community, Inc. which sections were originally encumbered by dedicatory instruments filed of record in Bexar County, Texas as follows:
 - a. Recording Date: 8/19/2015; Filed Document: Master Covenant; Recording Information: 20150156854
 - b. Recording Date: 8/19/2015; Filed Document: Development Area Declaration; Recording Information: 20150156900
 - c. Recording Date: 8/20/2015; Filed Document: Declarant Removal and Appointment of Director; Recording Information: 20150157190
- 5. Name and Mailing Address of the Association is: Ladera Master Community, Inc. c/o FirstService Residential San Antonio, LLC, 3424 Paesanos Pkwy, Ste 100, San Antonio, TX 78231.
- 6. Name and Mailing Address of Person Managing the Association or Its Designated Representative is: Ladera Master Community, Inc. c/o FirstService Residential San Antonio, LLC, 3424 Paesanos Pkwy, Ste 100, San Antonio, TX 78231.

SDG: FSR-0004

- 7. Telephone Number to Contact the Association is: 281.829.7202 and 210.829.5207.
- 8. <u>Email Address to Contact the Association:</u> Resale Certificates and other information regarding the Association may be requested by contacting the Association c/o FirstService Residential via https://www.fsresidential.com/texas/resale-and-lender-documents. Alternatively, you may contact the office for FirstService Residential by email at Mgmt-CertificateTX@fsresidential.com.
- 9. The Association's website may be found at: https://laderamastercommunity.connectresident.com/
- 10. Fees charged by the Association upon the sale or transfer of Property:
 - a. Resale Certificate: \$375.00 or more not to exceed the maximum allowable rate.
 - b. Rush Fee for Resale Certificate:
 - i. 1-2 days: \$125.00.
 - ii. 3-5 days: \$75.00.
 - c. Updated Certificate: after 30 days of issuance of the original \$75.00.
 - d. Homeowner Setup/Unit Transfer Fee: \$340.00.
 - e. Statement of Account/Fee Sheet Processing: \$75.00
 - f. Refinance Fee: \$150.00.
 - g. Rush Fee for Refinance:
 - i. 1-2 days: \$125.00.
 - ii. 3-5 days: \$75.00.
 - h. Capitalization Fee: \$500.00.

Property Owners Association Management Certificate SDG: FSR-0004

Doc# 20240062161 04/08/2024 04:07 PM Page 3 of 4 Lucy Adame-Clark, Bexar County Clerk

	1)	
Executed on this the		day of April 2024

LADERA MASTER COMMUNITY, INC.

By:

Kristie Rose-Zapp, President of FirstService

Residential San Antonio, LLC

THE STATE OF TEXAS

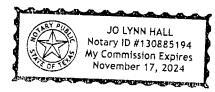
§

ACKNOWLEDGMENT

COUNTY OF BEXAR

§

BEFORE ME, the undersigned notary public, on this the _____ day of April 2024 personally appeared Kristie Rose-Zapp, President of FirstService Residential San Antonio, LLC, and Managing Agent of Ladera Master Community, 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 and on behalf of the Association.



Notary Public in and for the State of Texas

E-RECORDED BY:

SEARS
BENNETT
& GERDES, LLP

6548 Greatwood Pkwy.

SUGAR LAND, TEXAS 77479

Property Owners Association Management Certificate SDG: FSR-0004

File Information

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

Document Number: 20240062161

Recorded Date: April 08, 2024

Recorded Time: 4:07 PM

Total Pages:

Total Fees: \$33.00

** THIS PAGE IS PART OF THE DOCUMENT **

** Do Not Remove **

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: 4/8/2024 4:07 PM

Lucy Adame-Clark

Lucy Adame-Clark Bexar County Clerk