

**MANAGEMENT CERTIFICATE
FOR THE
BABCOCK RIDGE RESIDENTIAL COMMUNITY, INC.
BEXAR COUNTY, TEXAS
(TEXAS PROPERTY CODE SECTION 209.004)**

NAME OF SUBDIVISION:

Babcock Ridge Subdivision

NAME OF ASSOCIATION:

Babcock Ridge Residential Community, Inc.

MAILING ADDRESS OF ASSOCIATION:

PO Box 803555
Dallas, Texas 75308

SUBDIVISION RECORDING DATA:

- Plat – Document No. 20180052109

RECORDING DATA OF DEDICATORY INSTRUMENTS:

- Declaration – Document No. 20180079757

PROPERTY MANAGER CONTACT INFORMATION:

Name:	RealManage c/o Carolyn Thacker
Phone Number:	(866) 473-2573
Mailing Address:	PO Box 803555, Dallas, Texas 75308
E-mail Address:	babridge@ciramail.com

ASSOCIATION'S WEBSITE:

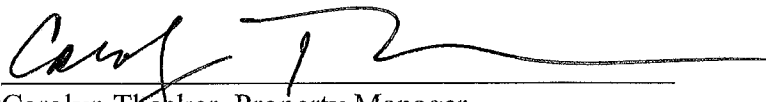
www.realmanage.com

PROPERTY TRANSFER FEES:

- Resale Certificates (Tex. P. Code 207.003 compliant):
 - First Request: \$325.00
- Conveyance Fees: \$375.00
- Resale Certificates are requested via the RealManage Closing Portal at www.realmanage.com/closingportal
- Additional products and documents available upon request to the Property Manager

OTHER INFORMATION:

Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other dedicatory instruments of the Association, together with obtaining an official Resale Certificate and performing a comprehensive physical inspection of the lot/home and common areas, prior to purchase. The purpose of this Management Certificate is to comply with Section 209.004 of the Texas Property Code and to provide information sufficient for a title company to correctly identify the Subdivision and to contact its governing Association. This Management Certificate does not purport to identify every piece of information pertinent to the Subdivision. No person should rely on this Management Certificate for anything other than instructions for contacting the Association. The registered agent for the Association is on file with the Texas Secretary of State.



Carolyn Thacker, Property Manager
Babcock Ridge Residential Community, Inc.

STATE OF TEXAS

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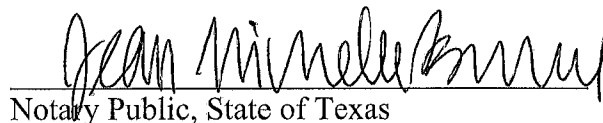
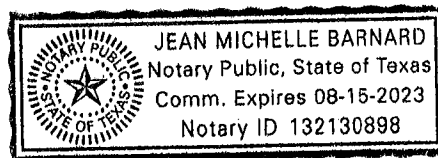
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COUNTY OF BEXAR

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Before me, the undersigned authority, on this day personally appeared Carolyn Thacker, Property Manager and Agent of the Babcock Ridge Residential Community, Inc., a Texas nonprofit corporation, known to be the person and officer whose name is subscribed to the foregoing Management Certificate and acknowledged to me that he/she had executed the same as the act of said corporation for the purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this 1 day of December, 2021.


Notary Public, State of Texas

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: 5/6/2022 3:59 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk