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1. Name of Subdivision: Ridge View Estates.
2. Name of Association: Ridge View Estates Homeowners Association, Inc.
3. Recording Data for the Subdivision:
 - a) Ridge View Estates, Unit 1, a Subdivision in the City of Seguin, Guadalupe County, Texas, as depicted in the plat recorded under Document No. 202099028650, Guadalupe County Plat Records.
 - b) Ridge View Estates, Unit 2, a Subdivision in the City of Seguin, Guadalupe County, Texas, as depicted in the plat recorded under Document No. 202299031990, Guadalupe County Plat Records.
4. Recording Data for the Declaration:
 - a) Declaration of Covenants, Conditions, and Restrictions for Ridge View Estates, Unit 1, recorded under Doc. No. 202099028661, Official Public Records of Guadalupe County, Texas.
 - b) Annexation and Supplemental Declaration to Declaration of Covenants, Conditions, and Restrictions for Ridge View Estates, Unit 1, recorded under Doc. No. 202299032731, Official Public Records of Guadalupe County, Texas.
5. Name and Mailing Address of the Association is: Ridge View Estates Homeowners Association, 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: Ridge View Estates Homeowners Association, Inc. c/o FirstService Residential San Antonio, LLC, 3424 Paesanos Pkwy, Ste 100, San Antonio, TX 78231.
7. Telephone Number to Contact the Association is: 281.829.7202 and 210.829.5207.

8. Email Address to Contact the Association: Mgmt-CertificateTX@fsresidential.com
9. The Association's website may be found at: https://Ridgeviewestates.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. Transfer Fee: \$340.00.
 - e. Developer/Builder to Homeowner Closings – Statement of Account (does not
 - f. include Governing Documents) not to exceed \$75.00.
 - g. Refinance Fee: \$150.00.
 - h. Rush Fee for Refinance:
 - i. 1-2 days: \$125.00.
 - ii. 3-5 days: \$75.00.

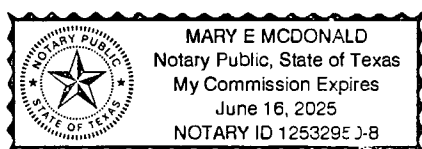
Executed on this the 23 day of October 2023.

RIDGE VIEW ESTATES HOMEOWNERS
ASSOCIATION, INC.

By: K. Rose-Zapp
Kristie Rose-Zapp, President of FirstService
Residential San Antonio, LLC

THE STATE OF TEXAS §
 § ACKNOWLEDGMENT
COUNTY OF DALLAS §

BEFORE ME, the undersigned notary public, on this the 23 day of October 2023 personally appeared Kristie Rose-Zapp, President of FirstService Residential San Antonio, LLC, and Managing Agent of Ridge View Estates Homeowners 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 and on behalf of the Association.



Mary McDonald
Notary Public in and for the State of Texas

FILED and RECORDED in the OFFICIAL PUBLIC RECORDS

Honorable Teresa Kiel, Guadalupe County Clerk

Document Number: 202399027958
Recorded On: November 14, 2023 09:19 AM
Total Pages: 3
Total Fees: \$30.00

Discriminatory restrictive covenants based on race, color, religion contradict the 14th Amendment's Equal Protection Clause and are therefore unenforceable under federal law. Supreme Court Decision Shelly v. Kraemer 1948.

**THIS PAGE CONTAINS IMPORTANT RECORDING INFORMATION
AND SHALL REMAIN A PART OF THIS INSTRUMENT.**

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User: Marissa A
Station: Production 1

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**STATE OF TEXAS
GUADALUPE COUNTY**

I hereby certify this instrument was ELECTRONICALLY FILED and RECORDED in the OFFICIAL PUBLIC RECORDS of Guadalupe County, Texas on the date/time printed above.



Teresa Kiel
Teresa Kiel
Guadalupe County Clerk
Guadalupe County, TX