

**CONDOMINIUM ASSOCIATION MANAGEMENT CERTIFICATE  
FOR  
LA CASCADA CONDOMINIUM OWNERS ASSOCIATION**

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THE STATE OF TEXAS           §  
  §  
COUNTIES OF BEXAR         §

The undersigned, being an Officer of La Cascada Condominium Owners Association a non-profit corporation organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 82.116 of the Texas Property Code which supersedes any prior Management Certificate filed by the Association:

1. Name of Condominium: La Cascada Condominiums.
2. Name of Association: La Cascada Condominium Owners Association
3. Location of the Condominium: La Cascada Condominiums, 230 Dwyer Ave., San Antonio, TX 78204.
4. Recording Data for the Condominium Declaration:
  - a. Declaration of Condominium Regime for the La Cascada Condominiums recorded under Document No. 20030077139, in the Official Public Records of Bexar County, Texas.
  - b. First Amendment to the Declaration of Condominium Regime for the La Cascada Condominiums recorded under Document No. 20100025126, in the Official Public Records of Bexar County, Texas.
5. Name and Mailing Address of the Association is: La Cascada Condominium Owners Association c/o FirstService Residential Texas, Inc., 5316 W US Hwy 290 Service Rd., Suite 100, Austin TX 78735.
6. Name and Mailing Address of Person Managing the Association or Its Designated Representative is: La Cascada Condominium Owners Association c/o FirstService Residential Texas, Inc., 5316 W US Hwy 290 Service Rd., Suite 100, Austin TX 78735.
7. Telephone Number to Contact the Association is: 512-266-6771.
8. Resale Certificates and Other Information: 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 e-mail at [Mgmt-CertificateTX@fsresidential.com](mailto:Mgmt-CertificateTX@fsresidential.com)
9. The Association's website may be found at: <https://LaCascada.connectresident.com>

10. Fees charged by the Association upon the sale or transfer of a Unit:

Transfer Fee	\$340.00
Resale Disclosure Package (6-10 days; 3-5 days; 1-2 days)	\$375; \$450; \$500
Resale Disclosure Update (within 60 days of original request)	\$75.00
Refinance Certificate Fee (6-10 days; 3-5 days; 1-2 days)	\$150; \$225; \$275
HOA Questionnaire (optional) – (Single Family)	\$250.00
Loan Estimate Questionnaire (optional) – (Single Family)	\$100.00
Custom Lender Form Mortgage Questionnaire – (Condominiums)	\$350.00
Uniform Condo Questionnaire (6-10 days; 3-5 days; 1-2 days)	\$220; \$275; \$325
Working Capital Fee/Reserves Contribution	Equal to 1 months' dues

Executed on this the 24<sup>th</sup> day of January 2024.

La Cascada Condominium Owners Association, a  
Texas non-profit corporation

By:

Laure A. Weiss  
President, Officer  
LAURE A. WEISS

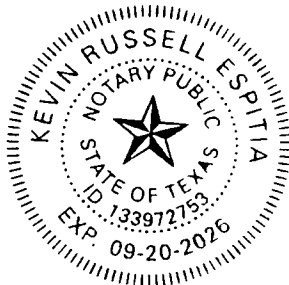
THE STATE OF TEXAS

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ACKNOWLEDGMENT

COUNTY OF BEXAR

BEFORE ME, the undersigned notary public, on this the 24 day of January 2024, personally appeared Laure Weiss, Officer of La Cascada Condominium Owners Association 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.



[Signature]  
Notary Public in and for the State of Texas

**File Information**

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

**Document Number:** 20240165137  
**Recorded Date:** September 09, 2024  
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**\*\* 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: 9/9/2024 4:07 PM



*Lucy Adame-Clark*  
Lucy Adame-Clark  
Bexar County Clerk