

MANAGEMENT CERTIFICATE FOR
RIDGE AT SONOMA VERDE RESIDENTIAL COMMUNITY
BEXAR COUNTY

STATE OF TEXAS §
COUNTY OF BEXAR §

1. **Name of Subdivision:** Ridge at Sonoma Verde
2. **Name of Association:** Ridge at Sonoma Verde Residential 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:** Ridge at Sonoma Verde Residential 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://ridgeatsonomaverde.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.
Lots Initial Assessment: \$1,000.00 (All Closings)
Townhome Initial Assessment: \$200.00 (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 Ridge at Sonoma Verde Residential 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.

Ridge at Sonoma Verde Residential Community, Inc.

By: Kristie Rose-Zapp

Print Name: Kristie Rose-Zapp

Print Title: Managing Agent

STATE OF TEXAS §
COUNTY OF BEXAR §

³ 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 Ridge at Sonoma Verde Residential Community, Inc., on behalf of the Association.

Ronda Lajeau Shaw
Notary Public - State of Texas

After Recording Return To:
FirstService Residential San Antonio, LLC
3424 Paesanos Pkwy Ste. 100
San Antonio, TX 78231

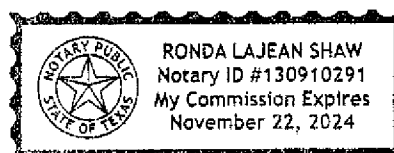


EXHIBIT "A"

The Ridge at Sonoma Verde Residential 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 Ridge at Sonoma Verde Residential 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
06/17/2006	Master Covenant	20060138589
03/31/2008	Notice of Service Area	20080065341
03/31/2008	Master Covenant Notice of Applicability Unit 3 (60 Lots)	20080065336
03/31/2008	Master Covenant Notice of Applicability Unit 4 (50 Lots)	20080065338
03/31/2008	Master Covenant Notice of Applicability Unit 4 (80 Lots)	20080065340
04/03/2008	Bylaws	20080069589
08/20/2009	Partial Assignment to Declarant's Rights and Amendment to Master Covenant	20090162581
12/23/2011	Payment Plan, Records Retention, Records Production, and Fees and Fines Policies	20110228660
10/19/2011	First Amendment – Notice of Applicability Unit 4 (80ft Lots)	20110187127
10/19/2011	First Amendment – Development Area Declaration Unit 4 (80ft Lots)	20110187128
10/19/2011	First Amendment – Notice of Applicability Unit 4 (50ft Lots)	20110187129
10/19/2011	First Amendment – Development Area Declaration Unit 4 (50ft Lots)	20110187130
07/01/2016	Covenant Enforcement and Fine Policy	20160126084
10/30/2020	Certificate of Formation	20200261697
11/10/2021	First Amendment to Bylaws	20210314932
04/12/2022	Resolution Adopting Policy, Contracts and Solicitation of Bids, Board Hearing Policy Statement of Policies, Security Measures Policy	20220091302

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: 1/26/2023 8:29 AM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk