

**MANAGEMENT CERTIFICATE FOR
ENCINO RANCH HOMEOWNERS ASSOCIATION
BEXAR COUNTY**

STATE OF TEXAS §
COUNTY OF BEXAR §

1. **Name of Subdivision:** Encino Ranch
2. **Name of Association:** Encino Ranch Homeowners Association, Inc.
3. **Recording Data for Subdivision:** See Exhibit "A"
4. **Recording Data for Declaration:** See Exhibit "A"
5. **Name and mailing address of Association:** Encino Ranch Homeowners Association, 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://encinoranchhoa.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.
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 Encino Ranch Homeowners Association, 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.

ENCINO RANCH HOMEOWNERS ASSOCIATION, INC.

By: Kristie Rose Zapp

Print Name: Kristie Rose-Zapp

Print Title: Managing Agent

STATE OF TEXAS §
COUNTY OF BEXAR §

January 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 Encino Ranch Homeowners Association, Inc. on behalf of the Association.

Ronda Shaw
Notary Public – State of Texas

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

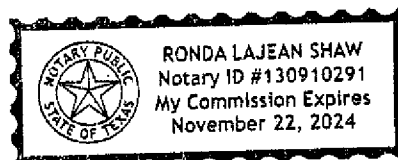


EXHIBIT "A"

The Encino Ranch Homeowners Association, 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 Encino Ranch Homeowners Association, Inc. which sections were originally encumbered by dedicatory instruments filed of record in Bexar County, Texas as follows:

Recording Date	Filed Document	Recording Information
03/17/1998	Unit 1 – Plat	39942
09/28/1998	DCCR's Unit 1	172302
04/30/1999	Unit 2 – Plat	82228
01/05/2000	Article and Bylaws	1687
02/05/2001	Unit 4 – Plat	17286
06/19/2001	Unit 4 – Re-plat	101198
04/11/2002	Unit 3 – Plat	20020303653
09/05/2003	DCCR's Unit 2, 3 & 4	20030230809
11/15/2006	Articles and Bylaws	20060277522
03/30/2012	Collection Policy and Payment Plan Guidelines	20120058947
03/30/2012	Records Production and Copying Policy	20120058949
03/30/2012	Records Retention	20120058948
10/10/2012	Bylaws 1 st Amendment – Quorum	20120198777

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 9:10 AM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk