PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE **FOR** SAN ANTONIO RUSTIC OAKS HOMEOWNERS ASSOCIATION

THE STATE OF TEXAS	§
	§
COUNTIES OF BEXAR	§

The undersigned, being the Managing Agent of San Antonio Rustic Oaks Homeowners Association, a non-profit corporation organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code which supersedes any prior Management Certificate filed by San Antonio Rustic Oaks Homeowners Association:

- 1. Name of Subdivision: San Antonio Rustic Oaks.
- 2. Name of Association: San Antonio Rustic Oaks Homeowners Association
- 3. Recording Data for the Subdivision:
 - a) San Antonio Rustic Oaks, a subdivision located in Bexar County, Texas, according to the maps or plats thereof, recorded in the Map Records of Bexar County, Texas, under File Number: 20040108204, and 20050141737 along with any amendments or supplements thereto.
 - b) Villas of Westcreek Subdivision, Unit 1, a subdivision in Bexar County, Texas, according to the plat thereof recorded in Volume 9560, Page 190, of the Plat Records of Bexar County, Texas.
 - c) Lot 7 of Block 9, Villas of Westcreek Subdivision, Unit 1, a subdivision in Bexar County, Texas, according to the plat thereof recorded in Volume 9560, Page 190 of the Plat Records of Bexar County, Texas.
 - d) Villas of Westcreek Subdivision, Unit 2, a subdivision in Bexar County, Texas, according to the plat thereof recorded in Volume 9565, Page 224, of the Plat Records of Bexar County, Texas.

4. Recording Data for the Declaration:

- a) San Antonio Rustic Oaks, 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 San Antonio Rustic Oaks Homeowners Association which sections were originally encumbered by dedicatory instruments filed of record in Bexar County, Texas as follows:
 - a. Recording Date: 05/17/2004; Filed Document: DCCR's; Recording Information: 20040108204
 - b. Recording Date: 06/27/2005; Filed Document: DCCR's Supplemental; Recording Information: 20050141737

SDG: FSR-0004

- 5. Name and Mailing Address of the Association is: San Antonio Rustic Oaks Homeowners Association 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: San Antonio Rustic Oaks Homeowners Association 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. <u>Email Address to Contact the Association:</u> 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 email at Mgmt-CertificateTX@fsresidential.com.
- 9. The Association's website may be found at: https://rusticoaks.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. Homeowner Setup/ Unit Transfer Fee: \$340.00.
 - e. Statement of Account/Fee Sheet Processing: \$75.00
 - f. Refinance Fee: \$150.00.
 - g. Rush Fee for Refinance:
 - i. 1-2 days: \$125.00.
 - ii. 3-5 days: \$75.00.
 - h. Working Capital Fee: \$500.00.

SDG: FSR-0004

SAN ANOTNIO RUSTIC OAKS HOMEOWNERS

ASSOCIATION

By:

Kristie Rose-Zapp, President of FirstService

Residential San Antonio, LLC

THE STATE OF TEXAS

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ACKNOWLEDGMENT

COUNTY OF BEXAR

BEFORE ME, the undersigned notary public, on this the day of March 2024 personally appeared Kristie Rose-Zapp, President of FirstService Residential San Antonio, LLC, and Managing Agent of San Antonio Rustic Oaks Homeowners 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.

JO LYNN HALL
Notary ID #130885194
My Commission Expires
November 17, 2024

Notary Public In and for the State of Texas

E-RECORDED BY:

SEARS
BENNETT
& GERDES, LLP

6548 Greatwood Pkwy. Sugar Land, Texas 77479

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: 4/5/2024 10:04 AM

Lucy Adame-Clark

Lucy Adame-Clark Bexar County Clerk