

PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
for
RIPOSA VITA HOMEOWNERS ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
COUNTY OF BEXAR §

The undersigned, being the Managing Agent for Riposa Vita Homeowners Association, Inc. ("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 the Association:

1. Name of Subdivision: The name of the subdivision is Riposa Vita.
2. Name of Association: The name of the Association is Riposa Vita Homeowners Association, Inc.
3. Recording Data for the Subdivision:
 - a. Replat & Subdivision Plat Establishing Riposa Vita Unit 2A & 5A, a subdivision in Bexar County, Texas according to the map or plat thereof, recorded under File No. 20130051669 of the Plat Records of Bexar County, Texas and all amendments to or replats of said maps or plats, if any.
 - b. Replat & Subdivision Plat Establishing Riposa Vita Unit 2A & 5A, a subdivision in Bexar County, Texas according to the map or plat thereof, recorded under File No. 20130051670 of the Plat Records of Bexar County, Texas and all amendments to or replats of said maps or plats, if any.
 - c. Amending Plat of Plat No. 120111 Riposa Vita Unit 2A & 5A, a subdivision in Bexar County, Texas according to the map or plat thereof, recorded under File No. 20150045687 of the Plat Records of Bexar County, Texas and all amendments to or replats of said maps or plats, if any.
 - d. Subdivision Plat Establishing Riposa Vita Subdivision Unit-2B, a subdivision in Bexar County, Texas according to the map or plat thereof, recorded under File No. 20150090751 of the Plat Records of Bexar County, Texas and all amendments to or replats of said maps or plats, if any.
 - e. Subdivision Plat Establishing Riposa Vita Subdivision Unit-2B, a subdivision in Bexar County, Texas according to the map or plat thereof, recorded under File No. 20150090752 of the Plat Records of Bexar County, Texas and all amendments to or replats of said maps or plats, if any.

- f. Amending Plat of Plat No. 120318 Riposa Vita Subdivision Unit-2B, a subdivision in Bexar County, Texas according to the map or plat thereof, recorded under File No. 20160049722 of the Plat Records of Bexar County, Texas and all amendments to or replats of said maps or plats, if any.
- g. Plat Establishing Riposa Vita, Unit 3, a subdivision in Bexar County, Texas according to the map or plat thereof, recorded under File No. 20170059951 of the Plat Records of Bexar County, Texas and all amendments to or replats of said maps or plats, if any.
- h. Plat Establishing Riposa Vita, Unit 3, a subdivision in Bexar County, Texas according to the map or plat thereof, recorded under File No. 20170059953 of the Plat Records of Bexar County, Texas and all amendments to or replats of said maps or plats, if any.

4. Recording Data for the Declaration:*

- a. Documents:
 - (1) Riposa Vita Homeowners Association Declaration of Covenants, Conditions and Restrictions.
 - (2) Supplemental Declaration to Riposa Vita Declaration of Covenants, Conditions and Restrictions Annexing Unit 2A & 5A.
 - (3) Supplemental Declaration to Riposa Vita Declaration of Covenants, Conditions and Restrictions Annexing Unit 2B.
 - (4) Supplemental Declaration of Covenants, Conditions and Restrictions for Riposa Vita Annexing Unit 3.
 - (5) Supplemental Declaration of Covenants, Conditions and Restrictions for Riposa Vita Annexing Unit 4.
 - (6) Supplemental Declaration of Covenants, Conditions and Restrictions for Riposa Vita Annexing Unit 5B.
 - (7) Supplemental Declaration of Covenants, Conditions and Restrictions for Riposa Vita Annexing Unit 5C.
- b. Recording Information:
 - (1) Bexar County Clerk's File No. 20110017482.
 - (2) Bexar County Clerk's File No. 20130052917.
 - (3) Bexar County Clerk's File No. 20150205781.
 - (4) Bexar County Clerk's File No. 20170131092.
 - (5) Bexar County Clerk's File No. 20190044040.
 - (6) Bexar County Clerk's File No. 20190122707.
 - (7) Bexar County Clerk's File No. 20200111251.

5. Name and Mailing Address of the Association: The name and mailing address of the Association is Riposa Vita Homeowners Association, Inc. c/o FirstService Residential San Antonio, 3424 Paesanos Pkwy, Suite 100, Shavano Park, Texas 78231.

6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is:

FirstService Residential San Antonio
 3424 Paesanos Pkwy, Suite 100
 Shavano Park, Texas 78231
 210.582.5987
 Krista.Torrez@fsresidential.com

7. The Association's Dedicatory Instruments are Available to Members Online at:
<https://riposavita.connectresident.com/>
8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

Description	Fee
Transfer Fee	\$ 340.00
Resale Disclosure Package (6-10 days; 3-5 days; 1-2 days)	\$ 375.00; \$450.00; \$500.00
Resale Disclosure Update (within 60 days of original request)	\$ 75.00
Resale Certificate Fee (6-10 days; 3-5 days; 1-2 days)	\$ 125.00; \$225.00; \$275.00
Developer/Builder to Homeowner-Statement of Account (6-10 days; 3-5 days; 1-2 days)	\$ 35.00; \$50.00; \$75.00
Reverse Mortgage Account Verification (Statement of Account w/recurring)	\$150.00
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)	\$300.00; \$375.00; \$425.00

Working Capital Fee (Declaration Art. 7, Sec. 7.6)	Each owner of a lot other than the Declarant shall pay a Working Capital Fee at the time of purchase of the lot. The Working Capital Fee is \$150.00.
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Executed on this 25 day of October, 2024.

RIPOSA VITA HOMEOWNERS ASSOCIATION,
INC.

By: FirstService Residential, Managing Agent

By: Kristie Rose-Zapp

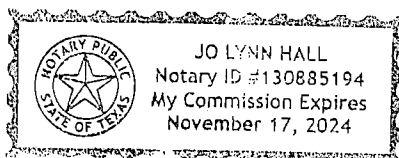
Printed: Kristie Rose-Zapp

Its: President

*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report all of information pertinent to the Subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the Subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

THE STATE OF TEXAS §
 §
COUNTY OF Bexar §

BEFORE ME, the undersigned notary public, on this 25 day of October, 2024 personally appeared Kristie Rose-Zapp, President for FirstService Residential, Managing Agent for Riposa Vita 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.



[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**

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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: 11/18/2024 10:42 AM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk