

**SARATOGA (CIBOLO) HOMEOWNERS ASSOCIATION, INC MANAGEMENT CERTIFICATE**

This Property Owners' Association Management Certificate is being recorded by **SARATOGA (CIBOLO) HOMEOWNERS ASSOCIATION, INC** (the "Association") in compliance with the terms of Chapter 209 of the Texas Property Code and supersedes any prior management certificate filed by the Association. The Association submits the following additional information:

**Name of the Subdivision:** SARATOGA

**Name of the Association:** SARATOGA (CIBOLO) HOMEOWNERS ASSOCIATION, INC

**Recording Data for Association:**

The Subdivision is recorded according to the Map and Plat Records in Guadalupe County, Texas, as follows;

- (a) 1-, Vol. 8, Page 228, 3-Vol. 8, Page 503, 5-Vol. 8, Page 682-685, 9-Vol. 8, Page 441, 10-Vol. 8, Page 355, 11-Vol. 8, Page 446

**Recording Data for Restrictions:**

The Declarations for the Association are recorded in the Real Property Records of Guadalupe County, Texas, as follows:

- (a) Declaration of Covenants, Conditions and Restrictions. Doc 2015000830.  
(b) First Amendment to Declaration of Covenants, Conditions and Restrictions. Doc 2015003192.  
(c) Notice of Filing: Pool Rules & Guidelines. Doc 2016010709.  
(d) Notice of Filing of Certificate of Formation. Doc 2015001897.

**Name and Mailing Address of the Association**

SARATOGA (CIBOLO) HOMEOWNERS ASSOCIATION, INC  
c/o Professional Community Management  
300 East Sonterra Blvd Ste 250  
San Antonio, Texas 78258

**Name, Mailing Address, Telephone Number, and E-mail Address of Person Managing the Association or its Designated Representative**

Professional Community Management  
300 East Sonterra Blvd Ste 250  
San Antonio, Texas 78258  
210-545-1888  
[AHCinfo@associa.us](mailto:AHCinfo@associa.us)

**Website Address of the Association**

[www.townsq.io](http://www.townsq.io)

**Property Transfer Fee(s) Charged by the Association:**

New account setup fee establishing new owner's account in the association's records: \$45

Origination Fee: \$500, first time sale only.

Working Capital: \$585.64, first time sale only.

Resale Certificate: \$340

Resale Certificate Update: \$75

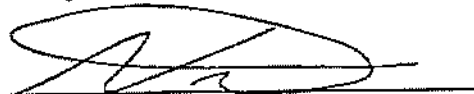
Legacy Account Closure Fee: \$220

Refinance Statement of Account: \$75

Expedite Fee for Resale Certificate prior to 10 business day delivery obligation: \$175 for 1 day expedite  
\$125 for 3 day expedite

Executed on this the 31<sup>st</sup> day of August, 2021

SARATOGA (CIBOLO) HOMEOWNERS ASSOCIATION, INC., acting  
by and through its managing agent, Professional Community  
Management



Alex Rix, Professional Community Management President

STATE OF TEXAS

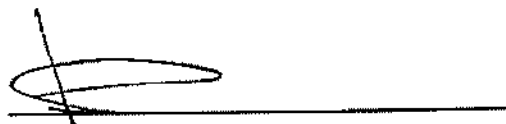
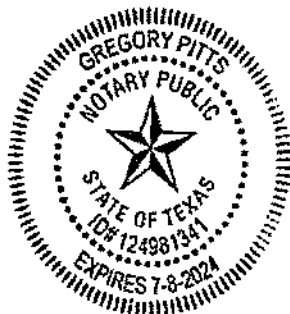
§

§ COUNTY OF

Guadalupe

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This instrument was acknowledged before me on the 31<sup>st</sup> day of August, 2021 by Alex Rix, President with Professional Community Management, the managing agent for SARATOGA (CIBOLO) HOMEOWNERS ASSOCIATION, INC, a Texas nonprofit corporation, on behalf of such corporation.



Notary Name  
Notary Public, State of Texas

When recorded return to:  
Professional Community Management  
300 East Sonterra Blvd Ste 250  
San Antonio, Texas 78258

202199035842

I certify this instrument was ELECTRONICALLY FILED  
and RECORDED in the OFFICIAL PUBLIC RECORDS  
of Guadalupe County, Texas on  
10/18/2021 08:14:44 AM PAGES: 2 JEANNE  
TERESA KIEL, COUNTY CLERK



*Terresa Kiel*