

**MANAGEMENT CERTIFICATE
FOR THE
EDEN ROC MAINTENANCE ASSOCIATION, INC.
BEXAR COUNTY, TEXAS
(TEXAS PROPERTY CODE SECTION 209.004)**

NAME OF SUBDIVISION:

Classen Road Subdivision, Unit 1

NAME OF ASSOCIATION:

Eden Roc Maintenance Association, Inc.

MAILING ADDRESS OF ASSOCIATION:

c/o First Service Residential
3424 Paesanos Pkwy, Suite 100
Shavano Park, TX 78231

SUBDIVISION RECORDING DATA:

- Plat – Document No. 1150763; Volume 9513, Page(s) 87

RECORDING DATA OF DEDICATORY INSTRUMENTS:

- Declaration: Document No. 1161643; Volume 9704, Page(s) 1074, et. seq
- Corrected Bylaws: Document No. 1215181; Volume 3785, Page(s) 1804, et. seq.

PROPERTY MANAGER CONTACT INFORMATION:

<u>Name:</u>	First Service Residential
<u>Phone Number:</u>	210-732-0000
<u>Mailing Address:</u>	14800 San Pedro, Suite #216, San Antonio, Texas 78232
<u>E-mail Address:</u>	Mgmt-CertificateTX@fsresidential.com
<u>Webpage:</u>	https://EdenRoc.connectresident.com

PROPERTY TRANSFER FEES:

- Resale Certificates (Tex. P. Code 207.003 compliant): \$375.00
- Transfer Fees: \$350.00
- Resale Disclosure Packet:
 - 6-10 days turn around: \$375.00
 - 3-5 day turnaround: \$450.00
 - 1-2 day turn around: \$500.00
- Resale Disclosure Update (within 60 days of original request): \$75.00

- Refinance Certificate Fee:
 - 6-10 days turn around: \$150.00
 - 3-5 day turnaround: \$200.00
 - 1-2 day turn around: \$250.00
- Custom Lender Form Mortgage Questionnaire (Condominiums): \$350.00
- Uniform Condo Questionnaire:
 - 6-10 days turn around: \$300.00
 - 3-5 day turnaround: \$375.00
 - 1-2 day turn around: \$425.00
- HOA Questionnaire (optional)(Single Family): \$250.00
- Loan Estimate Questionnaire (optional)(Single Family): \$100.00
- Additional products and documents available upon request to the Property Manager

OTHER INFORMATION:

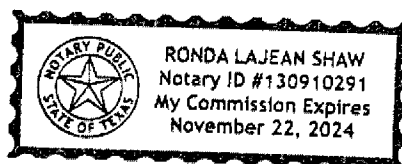
Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other dedicatory instruments of the Association, together with obtaining an official Resale Certificate and performing a comprehensive physical inspection of the lot/home and common areas, prior to purchase. The purpose of this Management Certificate is to comply with Section 209.004 of the Texas Property Code and to provide information sufficient for a title company to correctly identify the Subdivision and to contact its governing Association. This Management Certificate does not purport to identify every piece of information pertinent to the Subdivision. No person should rely on this Management Certificate for anything other than instructions for contacting the Association. The registered agent for the Association is on file with the Texas Secretary of State.

Kristie Rose - Lums
KRISTIE ROSE, PRESIDENT

STATE OF TEXAS §
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COUNTY OF BEXAR §

Before me, the undersigned authority, on this day personally appeared Kristie Rose, President of the Eden Roc Maintenance Association, Inc., a Texas nonprofit corporation, known to be the person and officer whose name is subscribed to the foregoing Management Certificate and acknowledged to me that he/she had executed the same as the act of said corporation for the purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this 4th day of November, 2024.



Ronda Lajeon Shaw
NOTARY PUBLIC, 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: 11/4/2024 1:47 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk