

**MANAGEMENT CERTIFICATE FOR
MARKET RIDGE COMMONS COMMERCIAL COMMUNITY, INC.
Bexar County**

STATE OF TEXAS §
COUNTY OF BEXAR §

1. **Name of Subdivision:** Market Ridge Commons Commercial Properties
2. **Name of Association:** Market Ridge Commons Commercial Community, Inc.
3. **Recording Data for Subdivision:** See Exhibit "A"
4. **Recording Data for Declaration:** See Exhibit "A"
5. **Name and mailing address of Association:** Market Ridge Commons Commercial Community, Inc., 3424 Paesanos Pkwy, Suite 100, San Antonio, Texas 78231.
6. **The Association's designated representative is:** FirstService Residential San Antonio, LLC, 3424 Paesanos Pkwy, Suite 100, San Antonio, Texas 78231; 210-829-7202 Office; 210-829-5207 Fax.
Email: sanantonio@fsresidential.com
Community Website: <https://marketridgecommons.connectresident.com/>
7. **Resales Disclosure Package: \$375.00**
Owner 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 Market Ridge Commons Commercial Community, 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.

Market Ridge Commons Commercial Community, Inc.

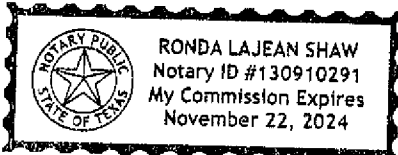
By: Kristie Rose-Zapp

Print Name: Kristie Rose-Zapp

Print Title: Managing Agent

STATE OF TEXAS §
COUNTY OF BEXAR §

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 Market Ridge Commons Commercial Community, Inc. on behalf of the Association.



Ronda Lajeon 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"

Market Ridge Commons Commercial Community, Inc., 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 Market Ridge Commons Commercial Community, Inc., which sections were originally encumbered by dedicatory instruments filed of record in Bexar County, Texas as follows:

Recording Date	Filed Document	Recording Information
10/27/2017	Declaration of Covenants, Conditions and Restrictions	20170213489
10/31/2017	Community Manual	20170215454

File Information

**eFILED IN THE OFFICIAL PUBLIC eRECORDS OF BEXAR COUNTY
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

Document Number: 20230014077
Recorded Date: January 26, 2023
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**** THIS PAGE IS PART OF THE DOCUMENT ****

**** Do Not Remove ****

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 2:04 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk