

**MANAGEMENT CERTIFICATE
OF
THE GARDENS AT DAVIS RANCH RESIDENTIAL COMMUNITY, INC.**

The undersigned, being an officer of The Gardens at Davis Ranch Residential Community, Inc., a Texas nonprofit corporation (the “**Association**”), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: The Gardens at Davis Ranch
2. The name of the Association: The Gardens at Davis Ranch Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property located in Bexar County, Texas, made subject to that certain Development Area Declaration for The Gardens at Davis Ranch [Residential], recorded under Document No. 20250088112, Official Public Records of Bexar County, Texas, as same may be amended from time to time (the “**Declaration**”).
4. The recording data for the Declaration with any Amendments and/or Supplements thereto: The recording data for the Declaration and any amendments and/or supplements thereto are more particularly described on Attachment 1 attached hereto and incorporated herein by reference.
5. The name and mailing address of the Association: The Gardens at Davis Ranch Residential Community, Inc., c/o Lifetime HOA Management, 18585 Sigma Road, # 104, San Antonio, Texas 78258.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	The Gardens at Davis Ranch Residential Community, Inc. c/o Lifetime HOA Management
Mailing Address:	18585 Sigma Road, # 104 San Antonio, Texas 78258
Telephone Number:	210-504-8484
Email Address:	<u>contact@lifetimehoamanagement.com</u>
8. Website to access the Association’s dedicatory instruments:

www.lifetimehoamanagement.com

9. Amount and description of fees related to property transfer: The Association fees are in the following amounts:

Working Capital Assessment: \$200.00

Transfer Fee: \$300.00

Resale Certificate Fee: \$375.00

The Association fees cover all costs that the Association incurs related to a residential property transfer in the subdivision.

[SIGNATURE PAGE FOLLOWS]

EXECUTED to be effective on the date this instrument is Recorded.

THE GARDENS AT DAVIS RANCH RESIDENTIAL
COMMUNITY, INC.,
a Texas nonprofit corporation

By: 

Name: Reynaldo Sancedo

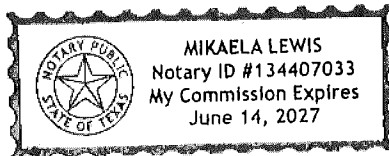
Title: Agent

THE STATE OF Texas §

COUNTY OF Bexar §

This instrument was acknowledged before me on the 22 day of April, 2025,
by Reynaldo Sancedo, the agent of The Gardens at Davis Ranch
Residential Community, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

[SEAL]





Notary Public Signature

After recording return to:

Kristi E. Stotts, Esq.
Winstead PC
600 West 5th Street, Ste. 900
Austin, Texas 78701
kstotts@winstead.com

ATTACHMENT 1

RECORDING DATA FOR THE DECLARATION AND RELATED DOCUMENTS

1. Development Area Declaration for The Gardens at Davis Ranch [Residential], recorded as Document No. 20250088112, Official Public Records of Bexar County, Texas.
2. The Gardens at Davis Ranch Community Manual, recorded as Document No. 20250093636, Official Public Records of Bexar County, Texas.
3. The Gardens at Davis Ranch Adoption of Working Capital Assessment, recorded as Document No. 20250093634, Official Public Records of Bexar County, Texas.

File Information

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

Document Number: 20250094544

Recorded Date: May 27, 2025

Recorded Time: 9:33 AM

Total Pages: 5

Total Fees: \$37.00

**** 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: 5/27/2025 9:33 AM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk