

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
for
RIVERSTONE AT ALAMO RANCH HOMEOWNERS ASSOCIATION, INC.**

THE STATE OF TEXAS §
 §
COUNTY OF BEXAR §

The undersigned, being the Managing Agent for Riverstone at Alamo Ranch 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 Riverstone at Alamo Ranch.
2. Name of Association: The name of the Association is Riverstone at Alamo Ranch Homeowners Association, Inc.
3. Recording Data for the Subdivision:
 - a. Alamo Ranch Subdivision Unit 1, a subdivision in Bexar County, Texas according to the map or plat thereof recorded in Volume 9570, Page 118 *et seq.*, of the Deed and Plat Records of Bexar County, Texas, and all amendments to or replats of said maps or plats, if any.
 - b. Alamo Ranch Subdivision Unit 2, a subdivision in Bexar County, Texas according to the map or plat thereof recorded in Volume 9570, Page 165 *et seq.*, of the Deed and Plat Records of Bexar County, Texas, and all amendments to or replats of said maps or plats, if any.
 - c. Alamo Ranch Subdivision Unit 3, a subdivision in Bexar County, Texas according to the map or plat thereof recorded in Volume 9570, Page 122 *et seq.*, of the Deed and Plat Records of Bexar County, Texas, and all amendments to or replats of said maps or plats, if any.
 - d. Alamo Ranch, Unit 4, a subdivision in Bexar County, Texas according to the map or plat thereof recorded in Volume 9572, Page 28 *et seq.*, of the Deed and Plat Records of Bexar County, Texas, and all amendments to or replats of said maps or plats, if any.
 - e. Alamo Ranch, Unit 6, a subdivision in Bexar County, Texas according to the map or plat thereof recorded in Volume 9572, Page 102 *et seq.*, of the Deed and Plat Records of Bexar County, Texas, and all amendments to or replats of said maps or plats, if any.

- f. Alamo Ranch, Unit 7, a subdivision in Bexar County, Texas according to the map or plat thereof recorded in Volume 9574, Page 13 of the Deed and Plat Records of Bexar County, Texas, and all amendments to or replats of said maps or plats, if any.
- g. Alamo Ranch, Unit 8, a subdivision in Bexar County, Texas according to the map or plat thereof recorded in Volume 9574, Page 14 *et seq.*, of the Deed and Plat Records of Bexar County, Texas, and all amendments to or replats of said maps or plats, if any.
- h. Alamo Ranch, Unit 9, a subdivision in Bexar County, Texas according to the map or plat thereof recorded in Volume 9573, Page 214 *et seq.*, of the Deed and Plat Records of Bexar County, Texas, and all amendments to or replats of said maps or plats, if any.
- i. Alamo Ranch, Unit 10, a subdivision in Bexar County, Texas according to the map or plat thereof recorded in Volume 9612, Page 170 *et seq.*, of the Deed and Plat Records of Bexar County, Texas, and all amendments to or replats of said maps or plats, if any.
- j. Alamo Ranch, Unit 11, a subdivision in Bexar County, Texas according to the map or plat thereof recorded in Volume 9592, Page 157 of the Deed and Plat Records of Bexar County, Texas, and all amendments to or replats of said maps or plats, if any.
- k. Alamo Ranch, Units 12A and 12B, a subdivision in Bexar County, Texas according to the map or plat thereof recorded in Volume 9604, Page 36 *et seq.*, of the Deed and Plat Records of Bexar County, Texas, and all amendments to or replats of said maps or plats, if any.
- l. Alamo Ranch, Unit 13A, a subdivision in Bexar County, Texas according to the map or plat thereof recorded in Volume 9571, Page 27 *et seq.*, of the Deed and Plat Records of Bexar County, Texas, and all amendments to or replats of said maps or plats, if any.
- m. Alamo Ranch, Unit 14A, a subdivision in Bexar County, Texas according to the map or plat thereof recorded in Volume 9683, Page 68 *et seq.*, of the Deed and Plat Records of Bexar County, Texas, and all amendments to or replats of said maps or plats, if any.
- n. Alamo Ranch, Unit 15A, a subdivision in Bexar County, Texas according to the map or plat thereof recorded in Volume 9698, Page 121 of the Deed and Plat Records of Bexar County, Texas, and all amendments to or replats of said maps or plats, if any.
- o. Alamo Ranch, Unit 15B, a subdivision in Bexar County, Texas according to the map or plat thereof recorded under Document No. 20160237179 of

the Deed and Plat Records of Bexar County, Texas, and all amendments to or replats of said maps or plats, if any.

- p. Alamo Ranch, Unit 18A, a subdivision in Bexar County, Texas according to the map or plat thereof recorded under Document No. 20170007143 of the Deed and Plat Records of Bexar County, Texas, and all amendments to or replats of said maps or plats, if any.
- q. Alamo Ranch, Unit 19A-2, a subdivision in Bexar County, Texas according to the map or plat thereof recorded under Document No. 20110075644 as amended under Document No. 20120158838 of the Deed and Plat Records of Bexar County, Texas, and all amendments to or replats of said maps or plats, if any.
- r. Alamo Ranch, Unit 19B-2, a subdivision in Bexar County, Texas according to the map or plat thereof recorded in Volume 9624, Page 1 *et seq.*, of the Deed and Plat Records of Bexar County, Texas, and all amendments to or replats of said maps or plats, if any.
- s. Alamo Ranch, Unit 19C, a subdivision in Bexar County, Texas according to the map or plat thereof recorded in Volume 9643, Page 114 *et seq.*, of the Deed and Plat Records of Bexar County, Texas, and all amendments to or replats of said maps or plats, if any.
- t. Alamo Ranch, Unit 20, a subdivision in Bexar County, Texas according to the map or plat thereof recorded in Volume 9656, Page 93 *et seq.*, of the Deed and Plat Records of Bexar County, Texas, and all amendments to or replats of said maps or plats, if any.
- u. Alamo Ranch, Unit 21A-1, a subdivision in Bexar County, Texas according to the map or plat thereof recorded in Volume 9658, Page 133 of the Deed and Plat Records of Bexar County, Texas, and all amendments to or replats of said maps or plats, if any.
- v. Alamo Ranch, Unit 21B, a subdivision in Bexar County, Texas according to the map or plat thereof recorded in Volume 9666, Page 89 of the Deed and Plat Records of Bexar County, Texas, and all amendments to or replats of said maps or plats, if any.
- w. Alamo Ranch, Unit 22A, a subdivision in Bexar County, Texas according to the map or plat thereof recorded in Volume 9678, Page 69 *et seq.*, of the Deed and 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) Declaration of Covenants, Conditions and Restrictions for Riverstone at Alamo Ranch (Alamo Ranch Subdivision, Units 1, 2 and 3).
- (2) Declaration of Use Restrictions for Riverstone at Alamo Ranch (Alamo Ranch Subdivision, Units 1, 2, and 3).
- (3) Declaration of Use Restrictions for Riverstone at Alamo Ranch (Alamo Ranch Subdivision, Units 4 and 6).
- (4) Declaration of Use Restrictions for Riverstone at Alamo Ranch (Alamo Ranch Subdivision, Units 7, 8 and 9).
- (5) Declaration of Use Restrictions for Riverstone at Alamo Ranch (Alamo Ranch Subdivision, Unit 10).
- (6) Declaration of Use Restrictions for Riverstone at Alamo Ranch (Alamo Ranch Subdivision, Unit 13A).
- (7) Declaration of Use Restrictions for Riverstone at Alamo Ranch (Alamo Ranch Unit 14A).
- (8) Declaration of Use Restrictions for Riverstone at Alamo Ranch (Alamo Ranch Unit 18A).
- (9) Declaration of Use Restrictions for Riverstone at Alamo Ranch (Alamo Ranch Subdivision, Unit 19B-2).
- (10) Declaration of Use Restrictions for Riverstone at Alamo Ranch (Alamo Ranch Unit 20).
- (11) Declaration of Use Restrictions for Riverstone at Alamo Ranch (Alamo Ranch Unit 21A).
- (12) First Amendment to Declaration of Covenants, Conditions and Restrictions for Riverstone at Alamo Ranch Subdivision.
- (13) Certificate of Annexation to Declaration of Covenants, Conditions and Restrictions Riverstone at Alamo Ranch (Alamo Ranch Subdivision, Units 4 & 6).
- (14) Certificate of Annexation to Declaration of Covenants, Conditions and Restrictions Riverstone at Alamo Ranch (Alamo Ranch Subdivision, Units 7, 8 & 9).
- (15) Certificate of Annexation to Declaration of Covenants, Conditions and Restrictions Riverstone at Alamo Ranch (Alamo Ranch Subdivision, Unit 10).
- (16) Certificate of Annexation to Declaration of Covenants, Conditions and Restrictions Riverstone at Alamo Ranch (Alamo Ranch Subdivision, Unit 11).
- (17) Certificate of Annexation to Declaration of Covenants, Conditions and Restrictions Riverstone at Alamo Ranch (Alamo Ranch Subdivision, Units 12A and 12B).
- (18) Certificate of Annexation to Declaration of Covenants, Conditions and Restrictions Riverstone at Alamo Ranch (Alamo Ranch Subdivision, Unit 13A).
- (19) Certificate of Annexation to Declaration of Covenants, Conditions and Restrictions Riverstone at Alamo Ranch (Alamo Ranch Subdivision, Unit 14A).

- (20) Certificate of Annexation to Declaration of Covenants, Conditions and Restrictions Riverstone at Alamo Ranch (Alamo Ranch Subdivision, Unit 15A).
- (21) Certificate of Annexation to Declaration of Covenants, Conditions and Restrictions Riverstone at Alamo Ranch (Alamo Ranch Subdivision, Unit 15B).
- (22) Certificate of Annexation to Declaration of Covenants, Conditions and Restrictions Riverstone at Alamo Ranch (Alamo Ranch Subdivision, Unit 18A).
- (23) Certificate of Annexation to Declaration of Covenants, Conditions and Restrictions Riverstone at Alamo Ranch (Alamo Ranch Subdivision, Unit 19 A-2).
- (24) Certificate of Annexation to Declaration of Covenants, Conditions and Restrictions Riverstone at Alamo Ranch (Alamo Ranch Subdivision, Unit 19A-2).
- (25) Certificate of Annexation to Declaration of Covenants, Conditions and Restrictions Riverstone at Alamo Ranch (Alamo Ranch Subdivision, Unit 19B-2).
- (26) Certificate of Annexation to Declaration of Covenants, Conditions and Restrictions Riverstone at Alamo Ranch (Alamo Ranch Subdivision, Unit 19-C).
- (27) Certificate of Annexation to Declaration of Covenants, Conditions and Restrictions Riverstone at Alamo Ranch (Alamo Ranch Subdivision, Unit 20).
- (28) Certificate of Annexation to Declaration of Covenants, Conditions and Restrictions Riverstone at Alamo Ranch (Alamo Ranch Subdivision, Unit 21A).
- (29) Certificate of Annexation to Declaration of Covenants, Conditions and Restrictions Riverstone at Alamo Ranch (Alamo Ranch Subdivision, Unit 21B).
- (30) Certificate of Annexation to Declaration of Covenants, Conditions and Restrictions Riverstone at Alamo Ranch (Alamo Ranch Subdivision, Unit 22A).

b. Recording Information:

- (1) Bexar County Clerk's File No. 20060209745.
- (2) Bexar County Clerk's File No. 20060209746.
- (3) Bexar County Clerk's File No. 20070004849.
- (4) Bexar County Clerk's File No. 20070143798.
- (5) Bexar County Clerk's File No. 20100074246.
- (6) Bexar County Clerk's File No. 20070004898.
- (7) Bexar County Clerk's File No. 20150093900.
- (8) Bexar County Clerk's File No. 20170012683.
- (9) Bexar County Clerk's File No. 20110091281.
- (10) Bexar County Clerk's File No. 20130143359.
- (11) Bexar County Clerk's File No. 20130201022.
- (12) Bexar County Clerk's File No. 20060219624.

- (13) Bexar County Clerk's File No. 20070004846.
- (14) Bexar County Clerk's File No. 20070143797.
- (15) Bexar County Clerk's File No. 20100074245.
- (16) Bexar County Clerk's File No. 20080160173.
- (17) Bexar County Clerk's File No. 20090174627.
- (18) Bexar County Clerk's File No. 20070004897.
- (19) Bexar County Clerk's File No. 20150093901.
- (20) Bexar County Clerk's File No. 20160079543.
- (21) Bexar County Clerk's File No. 20160242528.
- (22) Bexar County Clerk's File No. 20170012682.
- (23) Bexar County Clerk's File No. 20110082405.
- (24) Bexar County Clerk's File No. 20110094215.
- (25) Bexar County Clerk's File No. 20110091282.
- (26) Bexar County Clerk's File No. 20120148728.
- (27) Bexar County Clerk's File No. 20130143358.
- (28) Bexar County Clerk's File No. 20130201021.
- (29) Bexar County Clerk's File No. 20140085029.
- (30) Bexar County Clerk's File No. 20150005503.

5. Name and Mailing Address of the Association: The name and mailing address of the Association is Riverstone at Alamo Ranch 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
 214.871.9700
Mgmt-Certificate@fsresidential.com

7. The Association's Dedicatory Instruments are Available to Members Online at:
<https://RiverstoneatAlamoRanch.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	\$ 350.00
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
Refinance Certificate Fee (6-10 days; 3-5 days; 1-2 days)	\$ 125.00; \$200.00; \$250.00
HOA Questionnaire (optional) - (Single Family)	\$250.00
Loan Estimate Questionnaire (optional) - (Single Family)	\$100.00
Working Capital Contribution (home sales to homeowners)	\$350.00

Executed on this 4th day of MARCH, 2025.

**RIVERSTONE AT ALAMO RANCH
HOMEOWNERS ASSOCIATION, INC.**

By: FirstService Residential, Managing Agent

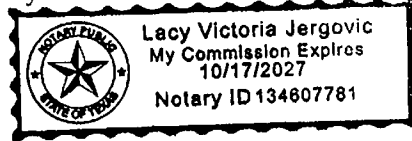
By: Jennifer Huerta
 Printed: JENNIFER HUERTA
 Its: PRESIDENT, DFW

*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 Dallas §

BEFORE ME, the undersigned notary public, on this 4th day of MARCH, 2025 personally appeared Jennifer Huerta President, DFW for FirstService Residential, Managing Agent for Riverstone at Alamo Ranch 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.

Lacy Jergovic
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**

Document Number: 20250039342
Recorded Date: March 05, 2025
Recorded Time: 3:36 PM
Total Pages: 9
Total Fees: \$53.00

**** 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: 3/5/2025 3:36 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk