

MANAGEMENT CERTIFICATE
OF
MESQUITE RIDGE HOMEOWNERS ASSOCIATION, INC.

The undersigned, being an officer of Mesquite Ridge Homeowners Association, 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: Mesquite Ridge.
2. The name of the Association: Mesquite Ridge Homeowners Association, Inc., a Texas non-profit corporation.
3. The recording data for the subdivision: That certain real property located in Bexar County, Texas, as more particularly described on Exhibit “A” to the Declaration of Covenants, Conditions and Restrictions for Mesquite Ridge, recorded as Document No. 20250033706 in the Official Public Records of Bexar County, Texas (the “**Declaration**”), as may be amended from time to time.
4. The recording data for the Declaration and any amendments to the Declaration: See Attachment 1 attached hereto.
5. The name and mailing address of the Association: Mesquite Ridge Homeowners Association, Inc., c/o Lifetime HOA Management, 18585 Sigma Road, Suite 104, San Antonio, Texas 78258.
6. The name, mailing address, telephone number, email address of the person managing the Association:

Name: Lifetime HOA Management
Mailing Address: 18585 Sigma Road, Suite 104, San Antonio, Texas 78258
Attn.: Rey Saucedo
Telephone Number: 210-504-8484
Email Address: Contact@LifetimeHOAManagement.com

7. Website to access the Association’s dedicatory instruments:
www.lifetimehoamanagement.com
8. Amount and description of fees related to property transfer in the subdivision:
The Association fees are in the following amounts:

Working Capital Assessment - \$500.00

Resale Certificate/Transfer Fee - \$375.00

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

[SIGNATURE PAGE FOLLOWS]

This Certificate is effective as of the date it is recorded in the Official Public Records of Bexar County, Texas.

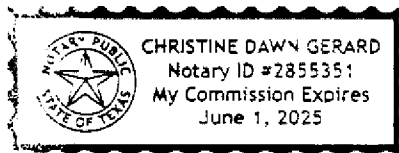
MESQUITE RIDGE HOMEOWNERS ASSOCIATION,
INC.,
a Texas non-profit corporation

By: Blake Cunningham
Printed Name: Blake Cunningham
Title: President

STATE OF TEXAS §
 §
COUNTY OF Bexar §

This instrument was acknowledged before me on the 25th day of February, 2025 by Blake Cunningham, the President of MESQUITE RIDGE HOMEOWNERS ASSOCIATION, INC., a Texas non-profit corporation, on behalf of said non-profit corporation.

(SEAL)



Christine D. Gerard
Notary Public Signature

AFTER RECORDING RETURN TO:

Robert D. Burton, Esq.
Winstead PC
600 W. 5th Street, Suite 900
Austin, Texas 78701
Email: rburton@winstead.com

ATTACHMENT 1
RECORDING INFORMATION
FOR THE DECLARATION AND RELATED DOCUMENTS

1. Declaration of Covenants, Conditions and Restrictions for Mesquite Ridge, recorded as Document No. 20250033706, Official Public Records of Bexar County, Texas.
2. Mesquite Ridge Community Manual, recorded as Document No. 20250034051, Official Public Records of Bexar County, Texas.
3. Notice of Plat Recordation for Mesquite Ridge [Unit 1], recorded as Document No.20250033901, Official Public Records of Bexar County, Texas.
4. Adoption of Working Capital Assessment for Mesquite Ridge, recorded as Document No.20250033847, Official Public Records of Bexar County, Texas.

ATTACHMENT 1

MESQUITE RIDGE HOMEOWNERS ASSOCIATION, INC.
MANAGEMENT CERTIFICATE

File Information

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

Document Number: 20250034183
Recorded Date: February 26, 2025
Recorded Time: 2:40 PM
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: 2/26/2025 2:40 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk