

MANAGEMENT CERTIFICATE FOR  
SHAVANO RIDGE HOMEOWNERS ASSOCIATION  
BEXAR COUNTY

STATE OF TEXAS §  
COUNTY OF BEXAR §

1. **Name of Subdivision:** Shavano Ridge
2. **Name of Association:** Shavano Ridge Homeowners Association, Inc.
3. **Recording Data for Subdivision:** See Exhibit "A"
4. **Recording Data for Declaration:** See Exhibit "A"
5. **Name and mailing address of Association:** Shavano Ridge Homeowners Association, Inc., 3424 Paesanos Pkwy Ste. 100, San Antonio, TX 78231.
6. **The Association's designated representative is:** FirstService Residential San Antonio, LLC, 3424 Paesanos Pkwy, Ste. 100, San Antonio, TX 78231; 210-829-7202 Office; 210-829-5207 Fax. Email: [sanantonio@fsresidential.com](mailto:sanantonio@fsresidential.com)  
Community Website: <https://shavanoridge.connectresident.com/>
7. **Resales Disclosure Package:** \$375.00  
**Homeowner 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 Shavano Ridge Homeowners Association, 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.*

Shavano Ridge Homeowners Association, Inc.

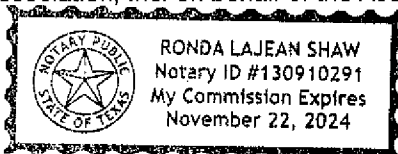
By: Kristie Rose-Zapp

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 24<sup>th</sup> day of January, 2023 by Kristie Rose-Zapp, the Managing Agent of the Shavano Ridge Homeowners Association, Inc. on behalf of the Association.



Ronda 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"

**Shavano Ridge Homeowners Association, 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 Shavano Ridge Homeowners Association, Inc. which sections were originally encumbered by dedicatory instruments filed of record in Bexar County, Texas as follows:

Recording Date	Filed Document	Recording Information
03/20/1990	DCCR	1891766
11/12/1992	DCCR & Annexation Unit 2	12345602
03/01/1993	DCCR & Annexation Unit 3	2402900
09/17/1993	DCCR & Annexation Unit 4	2518531
03/18/1994	DCCR & Annexation Unit 5	94-0048403
01/25/1999	DCCR Unit 6	99-0010402
03/12/1999	DCCR Unit 6 1 <sup>st</sup> Amendment	99-0046665
06/23/2003	DCCR & Annexation Unit 7	20030156522
09/22/2004	Articles of incorporation	20040219370
03/14/2006	Bylaws	20060057031
07/29/2009	Declaration of Restrictive Covenants Case # Z2008147	20090144517
03/21/2012	Resolution – Collection and Payment Plan Guidelines	20120051920
03/21/2012	Resolution – Document Retention, Access, Production and Copying	20120051919
07/17/2017	First Amendment to the Bylaws	20170138628
09/09/2021	Enforcement Policy	20210250696
09/06/2021	Architectural Review Policy	20210250698
09/06/2021	Assessment Collections and Payment Plans	20210250700

**File Information**

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

**Document Number:** 20230013639  
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**Total Fees:** \$30.00

**\*\* 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: 1/26/2023 8:57 AM



*Lucy Adame-Clark*  
Lucy Adame-Clark  
Bexar County Clerk