

PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE

for

RAINTREE WOODS HOMEOWNERS' ASSOCIATION, INC.

STATE OF TEXAS §
 §
 COUNTY OF BEXAR §

WHEREAS section 209.004 of the Texas Property Code (the "Code") requires that a property owners' association file a management certificate in the real property records of the county in which the property is located, and

WHEREAS Raintree Woods Homeowners' Association, Inc., a non-profit corporation (the "Association"), is a property owners' association as defined in section 209.003 of the Code and has property located in Bexar County, Texas,

NOW THEREFORE, the undersigned, being the Managing Agent for the Association, submits the following information pursuant to Section 209.004 of the Code which supersedes any prior Management Certificate filed by the Association.

1. Name of the subdivision.

The name of the subdivisions collectively known as Raintree Woods are as follows:

Subdivision Name
Fair Oaks Ranch Bexar County Unit A
Fair Oaks Ranch Bexar County Unit AA
Fair Oaks Ranch Bexar County Unit AB
Fair Oaks Ranch Bexar County Unit AC
Fair Oaks Ranch Bexar County Unit AD
Fair Oaks Ranch Bexar County Unit AE
Fair Oaks Ranch Bexar County Unit Ref-1

2. Name of the association.

Raintree Woods Homeowners' Association, Inc.

3. Recording data for the subdivision.

The recording data in the Plat Records of Bexar County, Texas are as follows:

Plat Name	Filing Date	Clerk File Number
Fair Oaks Ranch Unit A	10/25/1977	830754
Vacating and Resubdivision Plat for a Portion of Fair Oaks Ranch Unit A (lots 35-A & 36-A)	01/13/1978	857580
Correction Plat Fair Oaks Ranch Unit A (Lots 2 & 3)	08/11/1978	936268
Correction Plat of Lot 52 Fair Oaks Ranch Unit A	05/06/1993	2434265
Fair Oaks Ranch Unit AA	01/26/1979	999071
Fair Oaks Ranch Unit AB (Sheet 1)	08/03/1979	66804
Fair Oaks Ranch Unit AB (Sheet 2)	08/03/1979	66805
Revision plat of Fair Oaks Ranch Unit AB (Sheet 1)	09/14/1997	83819
Revision plat of Fair Oaks Ranch Unit AB (Sheet 2)	09/14/1997	83820

Amending Plat Establishing Lots 1188 & 1190 Fair Oaks Ranch Unit AB	01/15/2013	20130008735
Fair Oaks Ranch Unit AC	12/07/1981	383669
Vacating and Resubdivision Plat for a Portion of Fair Oaks Ranch Unit AC (Lot 1296)	04/28/1982	433217
Vacating and Resubdivision Plat for a Portion of Fair Oaks Ranch Unit AC (Lot 1297)	12/21/1986	1253869
Fair Oaks Ranch Unit AD	02/05/1990	1873839
Fair Oaks Ranch Unit AE (Sheet 1 of 2)	08/20/1993	2503753
Fair Oaks Ranch Unit AE (Sheet 2 of 2)	08/20/1993	2503754
Replat Establishing Lot 1314R Fair Oaks Ranch Unit AE	4/24/2001	65941
Replat of Lot 1310-R in Fair Oaks Ranch Unit AE	03/01/1994	37911
Amending plat of lot 1317 Fair Oaks Ranch Unit AE	03/12/2024	20040053334
Fair Oaks Ranch Unit Ref-1	07/25/1980	195757

4. Recording data for the declaration and any amendments to the declaration.

The recording data in the Real Property Records of Bexar County, Texas are as follows:

Document Name	Filing Date	Clerk File Number
Restrictions for Fair Oaks Ranch of Bexar County Unit A	05/22/1978	903232
Restrictions for Fair Oaks Ranch of Bexar County Unit AA	02/26/1979	8737
Corrected Restrictions for Fair Oaks Ranch of Bexar County Unit AA	03/02/1979	10970
Amended Restrictions for Fair Oaks Ranch of Bexar County Unit AA	03/08/1979	13075
Restrictions for Fair Oaks Ranch of Bexar County Unit AB	10/04/1979	91327
Restrictions for Fair Oaks Ranch of Bexar County Unit AC	03/02/1982	413307
Restrictions for Fair Oaks Ranch of Bexar County Unit AD	09/11/1990	4902
Restrictions for Fair Oaks Ranch of Bexar County Unit AE	09/14/1993	2517890
Restrictions for Fair Oaks Ranch of Bexar County Unit Ref-1	04/06/1982	425480
Amended Restrictions for Fair Oaks Ranch of Bexar County Unit Ref-1	06/09/1982	448488

5. Name and mailing address for the association.

Raintree Woods Homeowners' Association, Inc.
c/o C.I.A. Services, Inc.
465 Bear Springs Road
Pipe Creek, TX 78063-3178

6. Name, mailing address, telephone number and email address of the person managing the association or its designated representative.

C.I.A. Services, Inc.
465 Bear Springs Road
Pipe Creek, TX 78063-317

Telephone: 210-490-0000
Email: CustomerCare@ciaservices.com

7. Website address of any internet website on which the association's dedicatory instruments are available.

www.ciaservices.com

8. Amount and description of a fee or fees charged by the association relating to a property transfer in the subdivision.

The following fees may be charged relating to a property transfer. Those marked as optional are only required if the document or service is requested by the buyer, seller or their agents, the lender, title company or other associated with the property transfer.

Fee	Amount	Description
Transfer Fee	\$250	Collected at closing if the property actually transfers
Transfer Fee - Refinance	\$100	Collected at closing if the property loan is refinanced
Assessment Quote	\$104	Verification of fees due to Association
Quote Update	\$35	Optional: update to assessment quote within 30 days
Resale Certificate	\$375	Optional: package in compliance with Code
Resale Certificate Update	\$75	Optional: update to resale certificate within 180 days
Compliance Inspection	\$120	Optional: onsite inspection for resale certificate, if required
Compliance Reinspection	\$120	Optional: reinspection for initial non-compliance, if needed
Lender Questionnaire	\$275	Optional: document requested by some lenders for loan
Standard Response Time	\$0	No later than 10 business days – additional cost for assessment quotes/updates, resale certificates/updates, compliance inspections/reinspection's & lender questionnaires
Rush Request	\$100	Optional: within 5 business days – additional cost for assessment quotes/updates, resale certificates/updates, compliance inspections/reinspection's & lender questionnaires
Expedited	\$200	Optional: within 2 business days – additional cost for assessment quotes/updates, resale certificates/updates, compliance inspections/reinspection's & lender questionnaires

9. Other information the association considers appropriate.

- New owners are encouraged to provide email addresses and/or cell phone numbers to Association representative in #6 above in order to receive emails and/or text messages with Association news, alerts and meeting announcements. Communication preferences may be updated at any time.

Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the association, 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/association. No person should rely on this Management Certificate for anything other than for identifying and contacting the Association.

EXECUTED on this 16th day of April, 2025.

Raintree Woods Homeowners' Association, Inc.

By: C.I.A. Services, Inc., Managing Agent

Brandi Brack

Brandi Brack, Community Manager

STATE OF TEXAS

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COUNTY OF BEXAR

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BEFORE ME, the undersigned notary public, on this 16th day of April, 2025 personally appeared Brandi Brack, Community Manager for C.I.A. Services, Inc., Managing Agent for Raintree Woods Homeowners' Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and in the capacity therein expressed.

Cynthia D. Strickland

Notary Public in and for the State of Texas

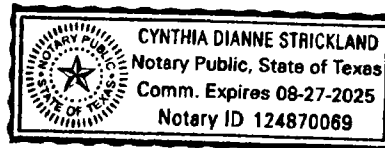
After recording, please return to:

C.I.A. Services, Inc.

PO Box 63178

465 Bear Springs Road

Pipe Creek, TX 78063-3178



File Information

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

Document Number: 20250070799

Recorded Date: April 21, 2025

Recorded Time: 3:29 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: 4/21/2025 3:29 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk