

**MANAGEMENT CERTIFICATE FOR
GARDEN RIDGE/BRACKEN HOMEOWNERS ASSOCIATION, INC.**

The following information is being provided pursuant to Section 209.004, Texas Property Code:

1. Name of subdivision: The Forest of Garden Ridge
2. Name of the association: Garden Ridge/Bracken Homeowners Association, Inc.
3. Mailing address: 3424 Paesanos Parkway, Suite 100
San Antonio, TX 78231
4. Subdivision plat information: The Forest of Garden Ridge: Volume 15, Pages 190-192;

The Forest of Garden Ridge Two: Document Number 200606054270;
and,

The Woods of Bracken: Document Number 200706003688, Deed and
Plat Records of Comal County, Texas
5. Declaration information: The Forest of Garden Ridge: Declaration of Covenants, Conditions, and
Restrictions For The Forest of Garden Ridge Subdivision, Comal
County, Texas executed on August 30, 2005, recorded in Document
Number 200506032908, Official Records of Comal County, Texas, as
supplemented by Supplemental Declaration of Covenants, Conditions,
and Restrictions for The Forest of Garden Ridge Subdivision, Comal
County, Texas, executed on August 30, 2005, recorded in Document
Number 200506032909, Official Records of Comal County, Texas

The Forest of Garden Ridge Two: Supplemental Declaration of
Covenants, Conditions, and Restrictions For The Forest of Garden Ridge
Subdivision, Comal County, executed on January 11, 2006, recorded in
Document Number 200706004801, Official Records of Comal County,
Texas
6. Association management or
representative: FirstService Residential San Antonio, LLC
3424 Paesanos Parkway, Suite 100
San Antonio, TX 78231
Telephone: (210) 829-7202
Fax: (210) 829-5207
E-mail: sanantonio@fsresidential.com
7. Website address: <https://GardenRidgeBracken.connectresident.com>
8. Property fees: Transfer fee: \$340.00
Resale disclosure package:
 - 6-10 days: \$375.00
 - 3-5 days: \$450.00
 - 1-2 days: \$500.00Resale disclosure update (within 60 days of original request): \$75.00
Refinance certificate fee:
 - 6-10 days: \$125.00
 - 3-5 days: \$225.00
 - 1-2 days: \$275.00Developer/Builder to Homeowner – statement of account:
 - 6-10 days: \$35.00
 - 3-5 days: \$50.00
 - 1-2 days: \$75.00

Reverse mortgage account verification (state of account with recurring): \$150.00
HOA questionnaire (single family): \$250.00 (optional)
Loan estimate questionnaire (single family): \$100.00 (optional)

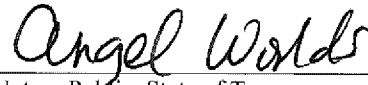
GARDEN RIDGE/BRACKEN HOMEOWNERS ASSOCIATION, INC., a Texas non-profit corporation


By: Kristie Rose-Zapp, Managing Agent

STATE OF TEXAS §
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COUNTY OF BEXAR §

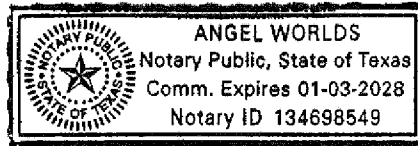
Before me, the undersigned notary public, on this day personally appeared Kristie Rose-Zapp, Managing Agent of Garden Ridge/Bracken Homeowners Association, Inc., known to me or proved to me by presentation to me of a governmentally-issued identification card to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed it for the purposes and consideration expressed in it.

Given under my hand and seal of office the 6th day of March, 2024.


Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Allen, Stein & Durbin, P.C.
Attorneys at Law
P.O. Box 101507
San Antonio, TX 78201
05550.0001.2545544.ia



**Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
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