

# MANAGEMENT CERTIFICATE FOR CIBOLO VISTAS HOMEOWNERS ASSOCIATION

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

1. Name of subdivision: Cibolo Vistas
2. Name of the association: Cibolo Vistas Homeowners Association
3. Mailing address: 3424 Paesanos Parkway, Suite 100  
San Antonio, TX 78231
4. Subdivision plat information: Phase 1: Volume 7, Pages 308-309, amended by Volume 8, Page 134;  
Phase 2A: Volume 7, Pages 574-575;  
Phase 2B: Volume 7, Page 702;  
Phase 3A: Volume 7, Page 701;  
Phase 3B and 2C-1: Volume 8, Page 37;  
Phase 2C-2: Volume 8, Page 251;  
Phase 3C: Volume 8, Page 55; and,  
Phase 4: Volume 8, Pages 200-202, Map and Plat Records of Guadalupe County, Texas
5. Declaration information: Phase 1: Declaration of Covenants, Conditions, and Restrictions for Cibolo Vistas, Phase 1 and Providing for Cibolo Vistas Homeowners Association, executed to be effective as of March 23, 2007, recorded in Volume 2457, Page 214, et seq., Official Public Records of Guadalupe County, Texas  
  
Phase 2A: Supplemental Declaration of Covenants, Conditions, and Restrictions for Cibolo Vistas, Phase 2A, executed on November 16, 2009, recorded in Volume 2812, Page 724, et seq., Official Public Records of Guadalupe County, Texas  
  
Phase 2B: Supplemental Declaration of Covenants, Conditions, and Restrictions for Cibolo Vistas, Phase 2B, executed on April 11, 2011, recorded in Volume 2991, Page 769, et seq., Official Public Records of Guadalupe County, Texas  
  
Phase 3A: Supplemental Declaration of Covenants, Conditions, and Restrictions for Cibolo Vistas, Phase 3A, executed on April 11, 2011, recorded in Volume 2991, Page 774, et seq., Official Public Records of Guadalupe County, Texas  
  
Phase 3B and 2C-1, and Phase 3C: Supplemental Declaration of Covenants, Conditions, and Restrictions for Cibolo Vistas, Phase 3B & 2C-1 and Phase 3C, executed on January 18, 2013, recorded in Volume 4048, Page 311, et seq., Official Public Records of Guadalupe County, Texas  
  
Phase 2C-2: Supplemental Declaration of Covenants, Conditions, and Restrictions, for Cibolo Vistas, Phase 2C-2, executed on September 24, 2014, recorded in Document Number 2014017868, Official Public Records of Guadalupe County, Texas  
  
Phase 4: Supplemental Declaration of Covenants, Conditions, and Restrictions for Cibolo Vistas, Phase 4, executed on May 15, 2014, recorded in Volume 4230, Page 663, et seq., Official Public Records of Guadalupe 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://cibolovistas.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: \$500.00  
Resale 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: \$275.00  
Developer/Builder to Homeowner Closings – 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)

CIBOLO VISTAS HOMEOWNERS ASSOCIATION,  
a Texas non-profit corporation

  
By: Kristie Rose-Zapp, Managing Agent

STATE OF TEXAS §  
COUNTY OF BEXAR §

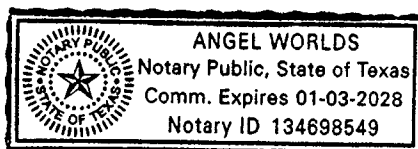
Before me, the undersigned notary public, on this day personally appeared Kristie Rose-Zapp, Managing Agent of Cibolo Vistas Homeowners Association, known to me or proved to me by presentation to me of a governmentally-issued identification card to be the person whose name is subscribed to the foregoing 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 6<sup>th</sup> 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



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**FILED and RECORDED in the OFFICIAL PUBLIC RECORDS**

**Honorable Teresa Kiel, Guadalupe County Clerk**

**Document Number:** 202499007842  
**Recorded On:** April 09, 2024 02:11 PM  
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**Total Fees:** \$29.00

Discriminatory restrictive covenants based on race, color, religion contradict the 14th Amendment's Equal Protection Clause and are therefore unenforceable under federal law. Supreme Court Decision Shelly v. Kraemer 1948.

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**THIS PAGE CONTAINS IMPORTANT RECORDING INFORMATION  
AND SHALL REMAIN A PART OF THIS INSTRUMENT.**

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**STATE OF TEXAS  
GUADALUPE COUNTY**

**I hereby certify this instrument was ELECTRONICALLY FILED and RECORDED in the OFFICIAL PUBLIC RECORDS of Guadalupe County, Texas on the date/time printed above.**



*Teresa Kiel*  
Teresa Kiel  
Guadalupe County Clerk  
Guadalupe County, TX