

MANAGEMENT CERTIFICATE
OF

Cardinal Ridge Community Association, Inc..

The undersigned, being an officer of Cardinal Ridge Community 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: Cardinal Ridge.
2. The name of the Association: Cardinal Ridge Community Association, Inc.
3. The recording data for the subdivision: All that certain real property situated in BEXAR County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Cardinal Ridge, recorded under Document No. 20210138229, Official Public Records of BEXAR County, Texas, as the same may be amended from time to time (the "Declaration").
4. The recording data for the Declaration and any amendments to the Declaration: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the Association: Cardinal Ridge Community Association, Inc., c/o Alamo Management Company, Attn: Ryann McClure, 2611 North Loop 1604 West, Suite 100, San Antonio, Texas 78258.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	Cardinal Ridge Community Association, Inc. c/o Alamo Management Company
Mailing Address:	2611 North Loop 1604 West, Suite 100 San Antonio, Texas 78258
Attn.:	Ryann McClure
Telephone Number:	(210) 485-4088
Email Address:	rmclure@alamomg.com

7. Website to access the Association's dedicatory instruments:
www.amg.hoa.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 - \$0
Resale Transfer Fee - \$250.00
Resale Certificate Fee - \$250.00
Resale Certificate Fee 2-day Rush - \$450.00 (\$200 Rush Fee for 2 Business Days)
Resale Certificate Fee 5-day Rush - \$350.00 (\$100 Rush Fee for 5 Business Days)
Resale Certificate Update - \$75.00

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

[SIGNATURE PAGE FOLLOWS]

EXECUTED to be effective on the date this instrument is Recorded.

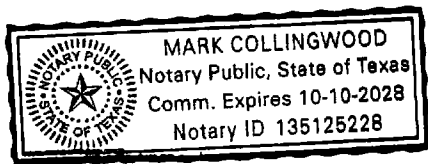
Cardinal Ridge Community Association, Inc.,
a Texas nonprofit corporation

By: Ryann McClure
Name: Ryann McClure
Title: managing Agent

STATE OF TEXAS §
 §
COUNTY OF BEXAR §

This instrument was acknowledged before me on the 13 day of October, 2025, by Ryann McClure, as Managing Agent of Cardinal Ridge Community Association, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

[SEAL]



Notary Public Signature

AFTER RECORDING RETURN TO:

Ryann McClure
Senior Vice President of Community Management
AMG – Association Management
2611 N. Loop 1604 W. Ste. 100
San Antonio, TX, 78258

ATTACHMENT 1

1. Declaration of Covenants, Conditions and Restrictions for Cardinal Ridge, recorded as Document No. 20210138229, Official Public Records of BEXAR County, Texas.
2. Cardinal Ridge Community Manual, recorded as Document No. 20210138229, Official Public Records of BEXAR County, Texas.
3. Cardinal Ridge Adoption of Working Capital Assessment, recorded as Document No. N/A, Official Public Records of BEXAR County, Texas.
4. Cardinal Ridge Notice of Plat Recordation, recorded as Document No. Lots 1 through 45, Block 2; Lots 1 through 14,
5. Block 3; Lots 1 through 14, Block 4; and Lots 1 through 16, Block 5, of Cardinal Ridge
6. Subdivision, a subdivision located in Bexar County, Texas according to the map or plat
7. recorded in Volume 20002, Pages, Official Public Records of BEXAR County, Texas.

File Information

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

Document Number: 20250193144
Recorded Date: October 16, 2025
Recorded Time: 4:26 PM
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**** 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: 10/16/2025 4:26 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk