

MANAGEMENT CERTIFICATE FOR
SENDERO RANCH OWNERS ASSOCIATION
BEXAR COUNTY

STATE OF TEXAS §
COUNTY OF BEXAR §

1. **Name of Subdivision:** Sendero Ranch
2. **Name of Association:** Sendero Ranch Owners 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:** Sendero Ranch Owners 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
Community Website: <https://senderoranch.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 Sendero Ranch Owners 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.

Sendero Ranch Owners Association, Inc.

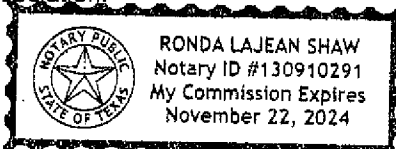
By: Kristie Rose-Zapp

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 24th day of April 2023 by Kristie Rose-Zapp the Managing Agent of the Sendero Ranch Owners Association, Inc. on behalf of the Association.



Ronda Lajeane 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"

Sendero Ranch Owners 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 Sendero Ranch Owners 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
09/17/2009	DCCRs	158579
09/14/2009	DCCRs – 18.72 acre tract	20010178039
10/27/1994	DCCRs – 1 st Amendment	94-0189897
08/11/1995	Certificate of Annexation – Unit 3	95-0118619
05/13/1996	DCCRs – 2 nd Amendment	96-0070136
08/08/1996	Certificate of Annexation – Unit 2A	96-0120074
11/26/1996	Certificate of Annexation – Unit 2B	96-0179027
11/03/1997	Certificate of Annexation – Unit 4	97-0155606
12/08/1997	Amendment to Certificate of Annexation – Unit 4	97-0170615
02/06/1998	Correction of Amendment to Certificate of Annexation – Unit 4	98-0018566
10/26/1999	Resolution of Sendero Ranch Owner's Association	99-0200051
08/08/2000	Bylaws	20000134608
12/07/2011	Resolution – Collection and Payment Plan	20110216870
12/07/2011	Resolution – Records Retention, Access, Production and Copying	20110216869
02/18/2014	Articles of Incorporation	20140024581
11/16/2016	DCCRs – 6.72 Acre Tract	20160227464
11/16/2016	Release & Termination of Declaration of Covenants, Easements & Restrictions	20160227463

File Information

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

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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 8:56 AM



Lucy Adame-Clark

Lucy Adame-Clark
Bexar County Clerk