

MANAGEMENT CERTIFICATE FOR
MONTICELLO RANCH HOMEOWNERS ASSOCIATION
BEXAR COUNTY

STATE OF TEXAS §
COUNTY OF BEXAR §

1. **Name of Subdivision:** Monticello Ranch
2. **Name of Association:** Monticello Ranch Homeowners 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:** Monticello Ranch Homeowners 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://monticelloranchhoa.connectresident.com/>
7. **Resales Disclosure Package: \$375.00**
Homeowner Setup/ Unit Transfer Fee: There is a transfer fee in the amount of **\$275.00** collected at closing from the buyer.
Capitalization Fee: \$191.40 (First Buyer Only)
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 Monticello Ranch Homeowners 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.

MONTICELLO RANCH HOMEOWNERS ASSOCIATION, INC.

By: Eugene Patillo

Print Name: Eugene Patillo

Print Title: Managing Agent

STATE OF TEXAS §
COUNTY OF BEXAR §

This instrument was acknowledged and signed before me on this 28th day of December 2021 by Eugene Patillo, the Managing Agent of the Monticello Ranch Homeowners Association, Inc. on behalf of the Association.

Ronda Lajeon Shaw
Notary Public – State of Texas

After Recording Return To:
FirstService Residential San Antonio, LLC
3424 Paesanos Pkwy Ste. 100

San Antonio, TX 78231

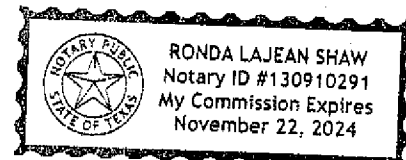


EXHIBIT "A"

Monticello Ranch Homeowners 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 Monticello Ranch Homeowners 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
08/04/2006	Plat Unit 1	20060186129
09/15/2006	DCCR	20060224964
09/18/2006	Articles of Incorporation & Bylaws	20060226909
08/31/2007	Plat Unit 2	20070208408
12/11/2007	DCCR Annexation Unit 2	20070285309
04/07/2008	Bylaws – Amendment – Quorum	200/0070917
12/19/2008	Plat Unit 3A	20080266169
02/20/2009	Plat Unit 4	20090029803
02/26/2009	DCCR Annexation Unit 3A and Unit 4	20090033937
06/23/2009	ACA Design Guidelines	20090116546
06/29/2009	Plat Unit 3 Replat	20090120740
06/30/2009	DCCR Annexation Unit 3	20090121832
09/17/2010	Plat Unit 5A Replat	20100167978
11/17/2011	Plat Unit 5B Replat	20110205241
12/30/2011	DCCR Amendment – Capitalization	20110233154
01/19/2012	Policy Manual	20120010181
01/30/2012	Bylaws – Amendment – BOD Meeting	20120016685
05/23/2012	Policies and Guidelines	20120096148
02/04/2013	DCCR Annexation Unit 5A & 5B	20130022133
09/12/2014	ACA Design Standards	20140158164
03/30/2015	Pool & Common Ground Rules & Regulations	20150053027
09/04/2015	Amended Plat	20150169820
01/07/2016	Third Amendment to the Bylaws Pertaining to Quorums for Association Meetings	20160002410
10/28/2016	Resolution Pertaining to Board Terms	20160213896
10/28/2016	Resolution Regarding Enforcement of Maintenance Obligations	20160213893
04/07/2017	Assessment Collection Policy	20170065486
11/18/2021	Assessment Collections and Payment Plans	20210323242
11/18/2021	Architectural Review Policy	20210323236
12/20/2021	Religious Displays Policy	20210351403
12/20/2021	Security Measures Policy	20210351400
12/20/2021	Swimming Pool Enclosures Policy	20210351487

File Information

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

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**** THIS PAGE IS PART OF THE DOCUMENT ****

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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: 12/29/2021 9:47 AM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk