

**MANAGEMENT CERTIFICATE FOR
MAINLAND SQUARE HOMEOWNERS ASSOCIATION, INC.**

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

1. Name of subdivision: Mainland Square
2. Name of the association: Mainland Square Homeowners Association, Inc.
3. Mailing address: 3424 Paesanos Parkway, Suite 100
San Antonio, TX 78231
4. Subdivision plat information: Unit 1: Volume 9538, Page 143;
Unit 2: Volume 9542, Page 27;
Unit 3: Volume 9550, Page 123; and,
Unit 4: Volume 9544, Page 64, Deed and Plat Records of Bexar County, Texas
5. Declaration information: Unit 1: Declaration of Covenants, Conditions, and Restrictions for Mainland Square Subdivision, Unit-1 A Planned Unit Development, executed on December 4, 1997, recorded in Volume 7282, Page 402, et seq., Official Public Records of Real Property of Bexar County, Texas, as amended by First Amendment to Declaration of Restrictive, Covenants, Conditions for Mainland Square Subdivision, Unit-1, executed on January 28, 1998, recorded in Volume 7335, Page 73, et seq., Official Public Records of Real Property of Bexar County, Texas

Unit 2: Declaration of Covenants, Conditions, and Restrictions for Mainland Square Subdivision, Unit-2 A Planned Unit Development, executed on November 25, 1998, recorded in Volume 7731, Page 1597, et seq., Official Public Records of Real Property of Bexar County, Texas

Unit 3: Declaration of Covenants, Conditions, and Restrictions for Mainland Square Subdivision, Unit-3 A Planned Unit Development, executed on April 5, 2001, recorded in Volume 8818, Page 704, et seq., Official Public Records of Real Property of Bexar County, Texas

Unit 4: Declaration of Covenants, Conditions, and Restrictions for Mainland Square Subdivision, Unit-4 A Planned Unit Development, executed on August 17, 1999, recorded in Volume 8096, Page 740, et seq., Official Public Records of Real Property of Bexar 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://mainlandsquare.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: \$275.00
- Developer/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)


MAINLAND SQUARE HOMEOWNERS ASSOCIATION INC.,
a Texas non-profit corporation


By: Kristie Rose-Zapp, Managing Agent

STATE OF TEXAS §
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COUNTY OF BEXAR §

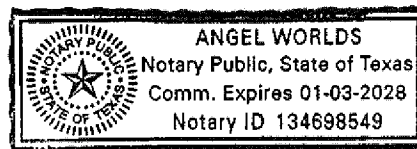
Before me, the undersigned notary public, on this day personally appeared Kristie Rose-Zapp, Managing Agent of Mainland Square Homeowners Association, Inc., known to me or proved to me by presentation to me of a governmentally-issued identification card to be the person whose name is subscribed to the 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
04144.0001.2533860.ia



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: 3/8/2024 8:36 AM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk