

**PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE  
for  
S.A. MESA VERDE HOMEOWNER'S ASSOCIATION, INC.**

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THE STATE OF TEXAS       §  
  §  
COUNTY OF BEXAR       §

The undersigned, being the Managing Agent for S.A. Mesa Verde Homeowner's Association, Inc., a non-profit corporation ("Association") organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code which supersedes any prior Management Certificate filed by the Association:

1. Name of Subdivision: The name of the subdivision is Mesa Verde.
2. Name of Association: The name of the Association is S.A. Mesa Verde Homeowner's Association, Inc.
3. Recording Data for the Subdivision:
  - a. Mesa Verde, Unit 1, a subdivision in Bexar County, Texas according to map or plat thereof recorded in Volume 9545, Page 66 of the Official Public Records of Bexar County, Texas and all amendments to or replats of said maps or plats, if any.
  - b. Mesa Verde, Unit 3, a subdivision in Bexar County, Texas according to map or plat thereof recorded in Volume 9547, Page 194 of the Official Public Records of Bexar County, Texas and all amendments to or replats of said maps or plats, if any.
4. Recording Data for the Declaration:
  - a. Documents:
    - (1) Mesa Verde, Unit 1 Declaration of Covenants, Conditions and Restrictions.
    - (2) First Supplement to Declaration of Covenants, Conditions and Restrictions.
  - b. Recording Information:
    - (1) Bexar County Clerk's File No. 99-0207936.
    - (2) Bexar County Clerk's File No. 2000-0128845.

5. Name and Mailing Address of the Association: The name and mailing address of the Association is S.A. Mesa Verde Homeowner's Association, Inc. c/o RealManage, LLC, P.O. Box 803555, Dallas, Texas 75380-3555.
6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is:
- RealManage, LLC  
P.O. Box 803555  
Dallas, Texas 75380-3555.  
866.473.2573  
MESAVERD@CiraMail.com
7. The Association's Dedicatory Instruments are available to Members online at:  
www.ciranet.com/residentportal.
8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

Description	Fee
Resale Certificate	\$ 375.00
Conveyance/Transfer Fee	\$ 325.00
Refinance Fee	\$ 250.00
Statement of Account	\$ 295.00

Resale certificates are requested via the RealManage Closing Portal at [www.realmanage.com/closingportal](http://www.realmanage.com/closingportal).

Executed on this 24 day of June, 2025.

S.A. MESA VERDE HOMEOWNER'S  
ASSOCIATION, INC.

By: RealManage, LLC, Managing Agent

By: Cesar T. Hance

Printed: Cesar T. Hance

Its: Director of Property Management

\*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the Subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

THE STATE OF TEXAS     §  
   §  
COUNTY OF Bexar     §



BEFORE ME, the undersigned notary public, on this 24 day of June, 2025 personally appeared Cesar Hance, Director of Management for RealManage, LLC, Managing Agent for S.A. Mesa Verde Homeowner's Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purpose and in the capacity therein expressed.

Mary Melissa Rogers  
Notary Public in and for the State of Texas

**File Information**

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

**Document Number:** 20250114686

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**Total Pages:** 4

**Total Fees:** \$33.00

**\*\* 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: 6/25/2025 10:09 AM



*Lucy Adame-Clark*  
Lucy Adame-Clark  
Bexar County Clerk