

PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE

for

THE RESERVE AT SONOMA VERDE HOMEOWNERS ASSOCIATION, INC.

STATE OF TEXAS §
 §
COUNTY OF BEXAR §

The undersigned, being the Matthew Skwani of The Reserve at Sonoma Verde Homeowners 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 The Reserve at Sonoma Verde.
2. Name of Association: The name of the Association is The Reserve at Sonoma Verde Homeowners Association, Inc.
3. Recording Data for the Subdivision:
 - a. The Reserve at Sonoma Verde, a subdivision in Bexar County, Texas, according to the map or plat thereof recorded in Volume 9594, Pages 83-90, as amended by that Amending Plat in Volume 9608, Page 4, of the Deed and Plat Records, Bexar County, Texas, and all amendments to or replats of said maps or plats, if any.
 - b. The Reserve at Sonoma Verde, Enclave, a subdivision in Bexar County, Texas, according to the map or plat thereof recorded as a replat in Volume 9622, Pages 23-33, of the Deed and Plat Records, 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) Declaration of Covenants, Conditions and Restrictions for The Reserve at Sonoma Verde Subdivision.
 - (2) First Amendment to Declaration of Covenants, Conditions and Restrictions for The Reserve at Sonoma Verde Subdivision.
 - (3) First Amendment to Declaration of Covenants, Conditions and Restrictions for The Reserve at Sonoma Verde Subdivision.

- (4) Supplemental Declaration of Covenants, Conditions and Restrictions for The Reserve at Sonoma Verde Subdivision.

b. Recording Information:

- (1) Bexar County Clerk's File No. 20080170990.
 (2) Bexar County Clerk's File No. 20080208141.
 (3) Bexar County Clerk's File No. 20090184365.
 (4) Bexar County Clerk's File No. 20080170991.

5. Name and Mailing Address of the Association: The name and mailing address of the Association is The Reserve at Sonoma Verde Homeowners Association, Inc., c/o Worth Ross Management Co., Inc. AAMC, 6565 N MacArthur Blvd #420, Irving, Texas 75039.

6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is:

Worth Ross Management Co., Inc. AAMC
 6565 N MacArthur Blvd #420
 Irving, Texas 75039
 855.435.4596
hoainfo@wrmcinc.com

7. The Association's Dedicatory Instruments are Available to Members Online at:
www.wrmcinc.com.

8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

Description	Fee
Resale Disclosure Package Fee	\$375.00
Resale Certificate Update Fee	\$75.00
Rush Fee (in addition to the Resale Disclosure Package Fee) 3 business days (Optional)	\$450.00
Rush Fee (in addition to the Resale Disclosure Package Fee) 1 business day (Optional)	\$500.00
Transfer Fee	\$300.00
Reserve Fund Transfer Fee [Dec., Article II, Sec 2.4.13]	\$200.00

EXECUTED on this 15 day of May, 2025.

THE RESERVE AT SONOMA VERDE HOMEOWNERS
ASSOCIATION, INC.

By: [Signature]

Printed: Matthew Slavonic

Its: President of HOA

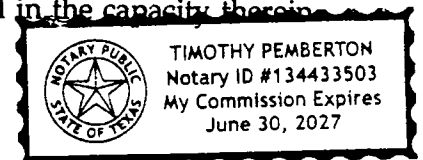
*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others 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 15th day of May, 2025 personally appeared Matthew Slavonic President of The Reserve at Sonoma Verde Homeowners 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.

[Signature]

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**

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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: 5/19/2025 11:42 AM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk