

**MANAGEMENT CERTIFICATE
FOR
ROW AT ZARZAMORA**

To comply with Section 209.004 of the Texas Property Code, ROW at Zarzamora Property Owners Association, Inc., files this Management Certificate for ROW at Zarzamora, and certifies the following:

- 1. Name of the Subdivision:** ROW at Zarzamora
- 2. Name of the Association:** ROW at Zarzamora Property Owners Association, Inc.
- 3. Recording Data for the Subdivision:** Doc # 20230112843 of the Official Plat Records of Bexar County, Texas.
- 4. Recording Data for the Declaration:** Doc # 20230122894 of the Official Property Records of Bexar County, Texas.
- 5. Name and Mailing Address of the Association:**

ROW at Zarzamora Property Owners Association, Inc.
3424 Paesanos Pkwy, Ste. 100
Shavano Park, Tx 78231-4412

- 6. Name, Mailing Address, Phone Number, and E-Mail Address of the Association's Designated Representative:**

FirstService Residential San Antonio, LLC
Community Manager: Pamela Villalobos
Address: 3424 Paesanos Pkwy, Ste. 100
Shavano Park, Tx 78231-4412

Phone: 281-829-7202 or 210-829-5207

Email: Resale Certificates and other information regarding the Association may be requested by contacting the Association c/o FirstService Residential via <https://www.fsresidential.com/texas/resale-and-lender-documents>. Alternatively, you may contact the office for the FirstService Residential by e-mail at Mgmt-CertificateTX@fsresidential.com.

- 7. Association Website:**

<https://rowatzarzamora.connectresident.com>

8. Association Transfer Fee(s) and Description(s):

Resale Certificate Fee - \$375 or not to exceed the maximum allowable rate.

Rush Fee for Resale Certificate:

1-2 days: \$125

3-5 days: \$75

Resale Certificate Update - \$75 after 30 days of issuance of the original

Refinance Fee - \$150

Statement of Account/Fee Sheet Processing: \$75

Homeowner Setup/Transfer Fee - \$340

Welcome Packet Fee - \$26.50

Rush Fee for Refinance:

1-2 days: \$125

3-5 days: \$75

Other fee as may be referenced in the Declaration, Bylaws, and other Dedicatory Instruments

- 9. Other Information the Association Considers Appropriate:** Prospective purchasers are advised to independently examine the Declaration, Bylaws, Design Guidelines, and all other dedicatory instruments of the Association prior to purchasing a home in the Subdivision.

ROW at Zarzamora Property Owners Association, Inc.

By: Jade Neal

Name: Jade Neal

Title: President

Date: 4/3/2024

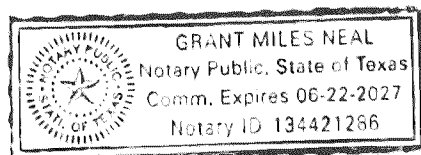
STATE OF TEXAS §

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COUNTY OF §

MONTGOMERY

This instrument was acknowledged before me on the 3rd day of April, 2024 by Jade Neal, President of ROW at Zarzamora Property Owners Association, Inc.



A large, stylized handwritten signature in black ink, which appears to read "Grant Miles Neal".

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: 4/5/2024 11:44 AM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk