

**MANAGEMENT CERTIFICATE FOR
RESERVE AT SCHERTZ HOMEOWNERS ASSOCIATION, INC.**

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

1. Name of subdivision: The Reserve
2. Name of the association: Reserve at Schertz Homeowners Association, Inc.
3. Mailing address: 3424 Paesanos Parkway, Suite 100
San Antonio, TX 78231
4. Subdivision plat information: Reserve at Schertz, Unit 1: Volume 9656, Pages 185-187;

Reserve at Schertz, Unit 2: Volume 9661, Pages 149-151;

Reserve at Schertz, Unit 3: Volume 9673, Pages 186-188;

Reserve at Schertz II, Unit 1: Volume 9689, Pages 114-116;

Reserve at Schertz II, Unit 2: Volume 9689, Pages 119-121;

Reserve at Schertz II, Unit 3: Volume 9715, Page 43;

Reserve at Schertz II, Unit 4: Volume 20001, Pages 213-215, Deed and Plat Records of Bexar County, Texas
5. Declaration information: Reserve at Schertz, Unit 1:
Declaration of Covenants, Conditions and Restrictions for Reserve at Schertz, executed March 15, 2013, recorded in Volume 16228, Page 2479, et seq., Official Public Records of Bexar County, Texas

Reserve at Schertz, Unit 2:
Supplementary Declaration of Covenants, Conditions and Restrictions for Reserve at Schertz, Unit 2, executed December 1, 2013, recorded in Volume 16461, Page 887, et seq., Official Public Records of Bexar County, Texas

Reserve at Schertz, Unit 3:
Supplementary Declaration of Covenants, Conditions and Restrictions for Reserve at Schertz, Unit 3, executed on September 16, 2014, recorded in Volume 16869, Page 1318, et seq., Official Public Records of Bexar County, Texas

Reserve at Schertz II, Unit 1 and Unit 2:
Supplementary Declaration of Covenants, Conditions and Restrictions for Reserve at Schertz II, Units 1 and 2, executed September 22, 2015, recorded in Volume 17470, Page 1709, et seq., Official Public Records of Bexar County, Texas

Reserve at Schertz II, Unit 3:
Supplementary Declaration of Covenants, Conditions and Restrictions for Reserve at Schertz II, Unit 3, executed May 4, 2017, recorded in Volume 18495, Page 376, et seq., Official Public Records of Bexar County, Texas

Reserve at Schertz II, Unit 4:
Supplementary Declaration of Covenants, Conditions and Restrictions for Reserve at Schertz II, Unit 4, executed June 25, 2018, recorded in Document Number 20180122685, Official Public Records 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://reserveatschertz.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: \$500.00

Resale disclosure update within 60 days of original request: \$75.00
Refinance certificate fee:

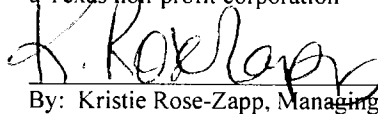
- 6-10 days: \$125.00
- 3-5 days: \$225.00
- 1-2 days: \$275.00

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)

RESERVE AT SCHERTZ HOMEOWNERS ASSOCIATION, INC.,
a Texas non-profit corporation


By: Kristie Rose-Zapp, Managing Agent

STATE OF TEXAS §
 §
COUNTY OF BEXAR §

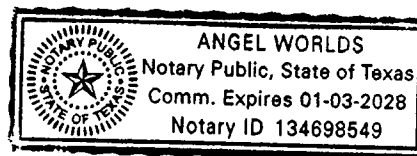
Before me, the undersigned notary public, on this day personally appeared Kristie Rose-Zapp, Managing Agent of Reserve at Schertz Homeowners Association, Inc., known to me or proved to me by presentation to me of a governmentally-issued identification card to be the person whose name is subscribed to 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
PO Box 101507
San Antonio, TX 78201
05954.0001.2533390.ia



File Information

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

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Recorded Date: April 05, 2024
Recorded Time: 9:56 AM
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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:
4/5/2024 9:56 AM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk