

**MANAGEMENT CERTIFICATE FOR
CHAMPIONS LANDING HOMEOWNERS ASSOCIATION, INC.
BEXAR COUNTY**

STATE OF TEXAS §
COUNTY OF BEXAR §

1. **Name of Subdivision:** Champions Landing
2. **Name of Association:** Champions Landing Homeowners Association, Inc.
3. **Recording Data for Subdivision:** See Exhibit "A"
4. **Recording Data for Declaration:** See Exhibit "A"
5. **Name and mailing address of Association:** Champions Landing Homeowners Association, Inc.,
3424 Paesanos Pkwy, Ste 100, San Antonio, TX 78231.
6. **The Association's designated representative is:** FirstService Residential San Antonio, LLC,
3424 Paesanos Pkwy, Ste 100, San Antonio, TX 78231; 210-829-7202 Office; 210-829-5207 Fax.
Email: sanantonio@fsresidential.com
Community Website: <https://championslanding.connectresident.com/>
7. **Resales Disclosure Package: \$375.00**
Homeowner Setup/ Unit Transfer Fee: There is a transfer fee in the amount of **\$295.00** collected
at closing from the buyer.
Capital Improvement: \$150.00 (First Buyer Only)
Amenity Improvement Fee: \$400.00 (Developer to Builder)
8. **Other information the Association considers appropriate for the governing, administration
or operation of the subdivision and Association:** See Exhibit "A"

Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the Champions Landing Homeowners Association, Inc., as well as performing a physical inspection of the property and common areas, prior to purchase. This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision. No person should rely on this Management Certificate for anything other than for identifying and contacting the Association.

CHAMPIONS LANDING HOMEOWNERS ASSOCIATION, INC.

By: Kristie Rose-Zapp

Print Name: Kristie Rose-Zapp

Print Title: Managing Agent

STATE OF TEXAS §
COUNTY OF BEXAR §

This instrument was acknowledged and signed before me on this the 24th day of January 2023 by Kristie Rose-Zapp, the Managing Agent of the Champions Landing Homeowners Association, Inc. on behalf of the Association.



Notary Public - State of Texas

After Recording Return To:
FirstService Residential San Antonio, LLC
3424 Paesanos Pkwy, Ste 100
San Antonio, TX 78231

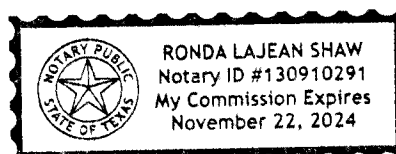


EXHIBIT "A"

The Champions Landing Homeowners Association, a subdivision located in Bexar County, Texas, and any other subdivisions which have been or may be subsequently annexed thereto and made subject to the authority of the Champions Landing Homeowners Association, Inc. which sections were originally encumbered by dedicatory instruments filed of record in Bexar County, Texas as follows:

Recording Date	Filed Document	Recording Information
5/1/2017	Plat Unit 1	20170080572
5/1/2017	Replat Unit 1 (Part 1)	20170080570
5/1/2017	Replat Unit 1 (Part 2)	20170080571
9/16/2017	DCCRs	20170177476
9/8/2017	Community Manual (Certificate of Formation, Bylaws, Fine and Enforcement Policy, Assessment Collection Policy, Records Inspection, Copying and Retention Policy, Statutory Notice of Posting and Recordation of Association Governance Document, Email Registration Policy, and Generator Policy)	20170179264
1/29/2018	Collection Policy	20180016348
03/17/2022	Notice of Addition of Land Unit 3	20220067834

File Information

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

Document Number: 20230012844
Recorded Date: January 25, 2023
Recorded Time: 8:22 AM
Total Pages: 3
Total Fees: \$30.00

**** 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: 1/25/2023 8:22 AM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk