

PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE
for
CHAMPIONS LANDING HOMEOWNERS ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
 COUNTY OF BEXAR §

The undersigned, being the President of FirstService Residential San Antonio, LLC, the property manager for Champions Landing 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 TEX. PROP. CODE § 209.004 which supersedes any prior Management Certificate filed by the Association:

1. Name of the Subdivision: Champions Landing
2. Name of Association: Champions Landing Homeowners Association, Inc.
3. Recording Data for the Subdivision: Deed and Plat Records of Bexar County, Texas

Subdivision Name / Unit Number	Volume	Page
Replat and Subdivision Plat of Champions Landing Unit 1	9715	20-22
Replat and Subdivision Plat of Champions Landing Unit 2	20001	925-928
Replat and Subdivision Plat of Champions Landing Unit 3	20002	932-934

4. Recording Data for the Declaration, Amendments, Articles, Bylaws and Policies as of the date hereof: Recorded in the Official Public Records of Real Property of Bexar County, Texas

Covenants, Conditions, and Restrictions	Document Number	Volume	Page
Declaration of Covenants, Conditions and Restrictions Champions Landing [Bexar County, Texas]	20170177476	18727	267
Notice of Addition of Land Champions Land Unit 2 to Champions Landing Homeowners Association, Inc.	20190153972		
Notice of Addition of Land Champions Landing Unit 3 to Champions Landing Homeowners Association, Inc.	20220067834		
Articles and Bylaws	Document Number	Volume	Page
Certificate of Formation of Champions Landing Homeowners Association, Inc.; Bylaws of Champions Landing Homeowners Association, Inc. [including in the Champions Landing Community Manual]	20170179264	1731	1833
Policies, Rules, Resolutions, and Guidelines	Document Number	Volume	Page

Champions Landing Community Manual, including: 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 Documents; Email Registration Policy; Generator Polic	20170179264	18731	1833
Affidavit in Compliance with Tex. Prop. Code § 202.006 with attached: Champions Landing Homeowners Association, Inc., Resolution Adopting Policies: Collection and Payment Plan Policy, and Fine Policy	20240074048		
Affidavit in Compliance with Tex. Prop. Code § 202.006 with attached: Champions Landing Homeowners Association, Inc., Resolution Adopting Restated Fine Policy	20240097597		

5. Association Fees Relating to Property Transfer:

Transfer Fee	\$340.00
Resale Disclosure Package (6-10 days; 3-5 days; 1-2 days)	\$375.00; \$450.00; \$500.00
Resale Disclosure Update (within 60 days of original request)	\$75.00
Refinance Certificate Fee (6-10 days; 3-5 days; 1-2 days)	\$125.00; \$225.00; \$275.00
Developer/Builder to Homeowner – Statement of Account (6-10 days; 3-5 days; 1-2 days)	\$35.00; \$50.00; \$75.00
Reverse Mortgage Account Verification (Statement of Account w/recurring)	\$150.00
HOA Questionnaire (optional) – Single Family	\$250.00
Loan Estimate Questionnaire (optional) – Single Family	\$100.00
Working Capital Assessment (due at time of transfer)	\$150.00
Amenity Improvement Fee (Developer to Builder)	\$400.00

6. Mailing Address for the Association:

Champions Landing Homeowners Association, Inc.
3424 Paesanos Parkway Ste. 100
Shavano Park, Texas 78231

7. Association Management or Representative and Contact Information:

FirstService Residential San Antonio, LLC
3424 Paesanos Parkway Ste. 100
Shavano Park, Texas 78231
210-582-6019 Phone
sanantonio@fsresidential.com

8. Association Website:
<https://championslanding.connectresident.com>

Executed on this 9 day of September, 2024.

CHAMPIONS LANDING HOMEOWNERS ASSOCIATION,
INC.

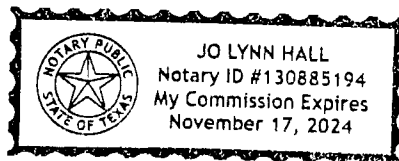
By: K. Rose Zapp
KRISTIE ROSE-ZAPP, President,
FirstService Residential San Antonio, LLC,
Managing Agent

VERIFICATION

THE STATE OF TEXAS §
 §
COUNTY OF BEXAR §

BEFORE ME, the undersigned authority, on this day personally appeared KRISTIE ROSE-ZAPP, President of FirstService Residential San Antonio, LLC, the Managing Agent for CHAMPIONS LANDING HOMEOWNERS ASSOCIATION, INC., after being duly sworn, acknowledged and stated under oath that she has read the above and foregoing Affidavit and that every factual statement contained therein is within her personal knowledge and is true and correct.

the 9 day of September, 2024, ACKNOWLEDGED, SUBSCRIBED AND SWORN TO BEFORE ME, a Notary Public, on this



[Signature]
NOTARY PUBLIC, STATE OF TEXAS

After Recording, Return To:

Michael B. Thurman
Thurman & Phillips, P.C.
4093 De Zavala Road
Shavano Park, Texas 78249
Phone: (210) 341-2020

File Information

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

Document Number: 20240168375
Recorded Date: September 13, 2024
Recorded Time: 1:36 PM
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: 9/13/2024 1:36 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk