

MANAGEMENT CERTIFICATE FOR
JUDSON CANDY FACTORY LOFTS, INC
BEXAR COUNTY

STATE OF TEXAS §
COUNTY OF BEXAR §

- 1. **Name of Subdivision:** Judson Candy Factory Lofts Condominiums
- 2. **Name of Association:** Judson Candy Factory Lofts Inc.
- 3. **Recording Data for Subdivision:** See Exhibit "A"
- 4. **Recording Data for Declaration:** See Exhibit "A"
- 5. **Name and mailing address of Association:** Judson Candy Factory Lofts, Inc., 3424 Paesanos Parkway, Suite 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://JudsonCandyLofts.connectresident.com>
- 7. **Resale 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.
- 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 Judson Candy Factory Lofts, 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.

Judson Candy Factory Lofts, 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 17th day of February, 2023 by Kristie Rose-Zapp the Managing Agent of the Judson Candy Factory Lofts, Inc. on behalf of the Association.

Notary Public – State of Texas

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

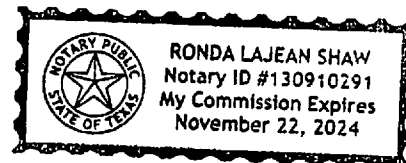


EXHIBIT "A"

Judson Candy Factory Lofts, Inc., 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 Judson Candy Factory Lofts, Inc. which sections were originally encumbered by dedicatory instruments filed of record in Bexar County, Texas as follows:

| Recording Date | Filed Document | Recording Information |
|----------------|---|-----------------------|
| 02/07/2008 | Condominium Information Statement (CCR) | 20080025571 |
| 11/20/2008 | First Amendment to Condominium Information Statement (CCR) | 20080249086 |
| 06/02/2009 | Second Amendment to Declaration | 20090100524 |
| 02/23/2012 | Guidelines for Display of Flags, Rainwater Recovery Systems, Certain Religious Items, Solar Energy Devices, | 20120032473 |
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File Information

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

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Recorded Date: February 17, 2023
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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: 2/17/2023 12:12 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk