

CONDOMINIUM ASSOCIATION MANAGEMENT CERTIFICATE
for
JUDSON CANDY FACTORY LOFTS, INC.

The undersigned, being a representative of Judson Candy Factory Lofts, Inc. and in accordance with Section 82.116 of the Texas Uniform Condominium Act, does hereby certify as follows:

1. The name of the condominium project: Judson Candy Factory Lofts Condominiums (the “**Condominium**”).
2. The name of the Condominium association: Judson Candy Factory Lofts, Inc., a Texas nonprofit corporation (the “**Association**”).
3. The location of the Condominium: 831 South Flores Street, San Antonio, Texas 78204 (Bexar County)
4. The recording data for the declaration: The Association is a Texas nonprofit corporation established to administer common elements and the affairs of the Condominium established pursuant to Chapter 82 of the Texas Uniform Condominium Act and the terms and provisions of that property initially restricted by the Condominium Information Statement of Judson Candy Factory Lofts Condominiums ("CIS") on February 7, 2008, and it was recorded along with other documents pertaining to Judson Candy Factory Lofts Condominiums, a 133 page document, and recorded as Document No. 20080025571 of the Official Public Records of Bexar County, Texas. On November 20, 2008, the First Amendment to Condominium Information Statement of Judson Candy Factory Lofts Condominiums was recorded as Document No. 20080249086 of the Official Public Records of Bexar County, Texas. On June 2, 2009, the Second Amendment to Declaration of Judson Candy Factory Lofts Condominiums was recorded as Document No. 20090100524 of the Official Public Records of Bexar County, Texas. On March 8, 2016, the Condominium Information Statement of Judson Candy Factory Lofts Condominiums was recorded as Document No. 20160042504 of the Official Public Records of Bexar County, Texas, and any other property which has been or may be subsequently annexed thereto and made subject to the authority of the Condominium.
5. The mailing address of the Association: Judson Candy Factory Lofts, Inc., c/o FirstService Residential, 3424 Paesanos Parkway, Suite 100, San Antonio, Texas 78231; Telephone 210-829-7202; Email: sanantonio@fsresidential.com.
6. The name and mailing address of the person managing the Association: Judson Candy Factory Lofts, Inc., c/o FirstService Residential, 3424 Paesanos Parkway, Suite 100, San Antonio, Texas 78231; Telephone 210-829-7202; Email: sanantonio@fsresidential.com.

7. The Amount and Description of the Fees and Other Charges by the Association in Connection with a Property Transfer:

Description	Fee
Transfer Fee	\$340.00
Resale Disclosure Package (6-10 days; 3-5 days; 1-2 days)	\$375; \$450; \$500
Resale Disclosure Update (within 60 days of original request)	\$75
Refinance Certificate Fee (6-10 days; 3-5 days; 1-2 days)	\$125; \$225; \$275
Developer/Builder to Homeowner- Statement of account (6-10 days; 3-5 days; 1-2 days)	\$35; \$50; \$75
Reverse Mortgage Account Verification (State of Account w/recurring)	\$150
HOA Questionnaire (optional) – (Single Family)	\$250.00
Loan Estimate Questionnaire (optional) – (Single Family)	\$100.00
Custom Lender Form Mortgage Questionnaire – (Condominiums)	\$350
Uniform Condo Questionnaire (6-10 days; 3-5 days; 1-2 days)	\$300; \$375; \$425
Homeowner Setup/Unit Transfer Fee: Collected at closing from the buyer	\$340

This Certificate is effective as of the 11 day of September 2024.

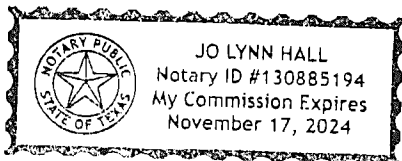
JUDSON CANDY FACTORY LOFTS, INC.
a Texas nonprofit corporation

By: K. Rose Zapp
Printed Name: Kristie Rose-Zapp
Title: President

THE STATE OF TEXAS

COUNTY OF BEXAR

This instrument was acknowledged before me on 11 day of September, 2024, by Kristie Rose Zapp, as a representative of Judson Candy Factory Lofts, Inc., a Texas nonprofit corporation, on behalf of said corporation.



[Signature]
Notary Public In and For the State of Texas

File Information

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

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Recorded Date: December 11, 2024
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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: 12/11/2024 10:44 AM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk