

**MANAGEMENT CERTIFICATE FOR
BRACKENRIDGE COURT RESIDENTIAL COMMUNITY
BEXAR COUNTY**

STATE OF TEXAS §
COUNTY OF BEXAR §

1. **Name of Subdivision:** Brackenridge Court
2. **Name of Association:** Brackenridge Court Residential Community, Inc.
3. **Recording Data for Subdivision:** See Exhibit "A"
4. **Recording Data for Declaration:** See Exhibit "A"
5. **Name and mailing address of Association:** Brackenridge Court Residential Community, 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://brackenridgecourt.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: \$750.00
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 Brackenridge Court Residential Community, 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.

BRACKENRIDGE COURT RESIDENTIAL COMMUNITY, INC.

By: Kristie Rose-Zapp

Print Name: Kristie Rose-Zapp

Print Title: Managing Agent

STATE OF TEXAS §
COUNTY OF BEXAR §

January 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 Brackenridge Court Residential Community on behalf of the Association.

Ronda Lajeau Shaw
Notary Public – State of Texas

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

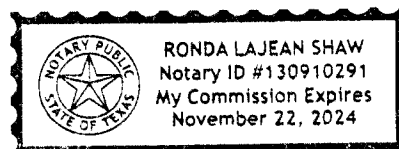


EXHIBIT "A"

The Brackenridge Court Residential Community, 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 Brackenridge Court Residential Community, Inc. which sections were originally encumbered by dedicatory instruments filed of record in Bexar County, Texas as follows:

Recording Date	Filed Document	Recording Information
04/06/2015	Plat	20150057571
12/30/2015	Declaration of Covenants, Conditions and Restrictions	20150250029
12/31/2015	Community Manual	20150250542
01/12/2016	Adoption of Working Capital Assessment	20160005311
08/07/2018	First Amendment to the Declaration	20180155539

File Information

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

Document Number: 20230012848
Recorded Date: January 25, 2023
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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: 1/25/2023 8:25 AM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk