

AMENDED AND RESTATED MANAGEMENT CERTIFICATE  
OF  
BRACKENRIDGE COURT RESIDENTIAL COMMUNITY, INC.

The undersigned, being an officer of Brackenridge Court Residential Community, Inc. (the "Association"), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Brackenridge Court.
2. The name of the Association: Brackenridge Court Residential community, Inc., a Texas non-profit corporation.
3. The recording data for the subdivision: See Exhibit "A"
4. The recording data for the declaration with any amendments and/or supplements to the declaration: See Exhibit "A"
5. The name and mailing address of the Association: Brackenridge Court Residential Community, Inc., c/o FirstService Residential, 3424 Paesanos Pkwy, Ste 100, San Antonio, Texas 78231.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name: FirstService Residential  
Attn: Community Manager  
Mailing Address: 3424 Paesanos Pkwy, Ste 100, San Antonio, Texas 78231  
Telephone Number: (210) 829-7202  
Email Address: sanantonio@fsresidential.com

7. Website to access the Association's dedicatory instruments:  
<https://brackenridgecourt.connectresident.com/>
8. Amount and description of fees related to property transfer in the subdivision:  
The Association fees are in the following amounts:

Working Capital Assessment - \$750.00.

Transfer Fee - \$340.00.

HOA Questionnaire - \$250.00.

Loan Estimate Questionnaire (single family) - \$100.00.

Reverse Mortgage Account Verification - \$150.00.

Resale Disclosure Package:

6-10 days: \$375.00.

3-5 days: \$450.00.

1-2 days: \$500.00.

Update: \$75.00 (within 60 days of original request).

Refinance Certificate Fee:

6-10 days: \$150.00.

3-5 days: \$225.00.

1-2 days: \$275.00.

For fees related to expedited delivery, updates, or questionnaire responses, please contact the management company for additional information.

[SIGNATURE PAGE FOLLOWS]

ACKNOWLEDGEMENT

The foregoing is a true and correct copy of the Management Certificate for the association identified below.

**BRACKENRIDGE COURT RESIDENTIAL  
COMMUNITY, INC.**, a Texas non-profit  
corporation

By: K. Rae Zapp

Name Kristie Rae Zapp

Title President

STATE OF TEXAS

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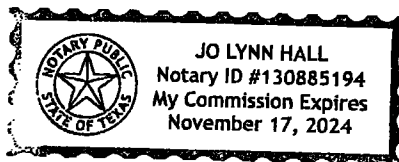
COUNTY OF Bexar

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This instrument was acknowledged before me this 1 day of October, 2024  
by Kristie Rae Zapp, President of Brackenridge Court Residential Community,  
Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.

[SEAL]



[Signature]  
Notary Public Signature

**AFTER RECORDING RETURN TO:**

**WINSTEAD PC**

**600 W. 5<sup>th</sup> Street, Suite 900**

**Austin, Texas 78701**

**avaldes@winstead.com**

EXHIBIT "A"

**RECORDING DATA FOR THE DECLARATION AND RELATED DOCUMENTS**

1. Brackenridge Court – Declaration of Covenants, Conditions and Restrictions, recorded as Document No. 20150250029, Official Public Records of Bexar County, Texas.
2. Brackenridge Court – Declarant Removal and Appointment of Director, recorded as Document No. 20150250233, Official Public Records of Bexar County, Texas.
3. Brackenridge Court – Community Manual, recorded as Document No. 20150250542, Official Public Records of Bexar County, Texas.
4. Brackenridge Court – Adoption of Working Capital Assessment, recorded as Document No. 20160005311, Official Public Records of Bexar County, Texas.
5. Brackenridge Court – Declarant Removal and Appointment of Directors, recorded as Document No. 20180156202, Official Public Records of Bexar County, Texas.
6. Brackenridge Court – First Amendment to the Declaration of Covenants, Conditions and Restrictions, recorded as Document No. 20180155539, Official Public Records of Bexar County, Texas.
7. Brackenridge Court – Supplement to Community Manual [Bylaws Amendment], recorded as Document No. 20240108487, Official Public Records of Bexar County, Texas.
8. Brackenridge Court – Supplement to the Community Manual [Bylaws – First Amendment, Fine and Enforcement Policy and Collections Policy], recorded as Document No. 20240109353, Official Public Records of Bexar County, Texas.

**File Information**

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

**Document Number:** 20240181655  
**Recorded Date:** October 02, 2024  
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**\*\* 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: 10/2/2024 3:57 PM



*Lucy Adame-Clark*  
Lucy Adame-Clark  
Bexar County Clerk