

**MANAGEMENT CERTIFICATE FOR  
THE VILLAS AT ROANOKE CONDOMINIUM COMMUNITY  
BEXAR COUNTY**

STATE OF TEXAS     §  
COUNTY OF BEXAR   §

1.     **Name of Subdivision:**               Villas at Roanoke Condominium Community
2.     **Name of Association:**            The Villas at Roanoke Condominium 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:** The Villas at Roanoke Condominium 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](mailto:sanantonio@fsresidential.com)  
Community Website: <https://thevillasatroanoke.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.  
**Working Capital Assessment:** \$310.00 (All Closings)
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 Villas at Roanoke Condominium 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.*

The Villas at Roanoke Condominium Community, Inc.

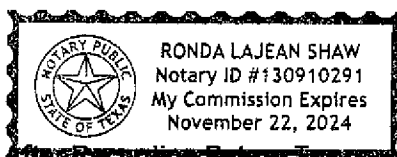
By: Kristie Rose-Zapp

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 24<sup>th</sup> day of January 2023 by Kristie Rose-Zapp, the Managing Agent The Villas at Roanoke Condominium Community, Inc. on behalf of the Association.



Ronda 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 Villas at Roanoke Condominium Community, 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 Villas at Roanoke Condominium Community, Inc. which sections were originally encumbered by dedicatory instruments filed of record in Bexar County, Texas as follows:

<b>Recording Date</b>	<b>Filed Document</b>	<b>Recording Information</b>
08/12/2016	Declaration of Condominium Regime	20160157181
08/12/2016	Community Manual	20160157447
04/27/2017	First Amendment to Declaration of Condominium Regime	20170075932
08/08/2018	Declarant Removal and Appointment of Directors and Officers	20180156211
08/11/2020	Certificate of Formation	20200181195

**File Information**

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

**Document Number:** 20230013658  
**Recorded Date:** January 26, 2023  
**Recorded Time:** 9:03 AM  
**Total Pages:** 3  
**Total Fees:** \$30.00

**\*\* 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: 1/26/2023 9:03 AM



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