

**MANAGEMENT CERTIFICATE FOR  
Afton Oaks Homeowners Association, Inc.  
Bexar County**

STATE OF TEXAS     §  
COUNTY OF BEXAR   §

1.     **Name of Subdivision:**                   Afton Oaks Homeowners Association, Inc.
2.     **Name of Association:**                Afton Oaks Homeowners Association, Inc.
3.     **Recording Data for Subdivision:**                See Exhibit "A"
4.     **Recording Data for Declaration:**                See Exhibit "A"
5.     **Name and mailing address of Association** Afton Oaks Homeowners Association, 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](mailto:sanantonio@fsresidential.com)  
Community Website: <https://aftonoaks.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 Afton Oaks Homeowners Association, 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.*

Afton Oaks Homeowners Association, Inc.

By: Kristie Rose-Zapp

Print Name: Kristie Rose-Zapp

Print Title: Managing Agent

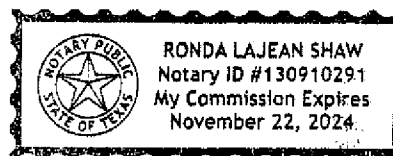
STATE OF TEXAS     §  
COUNTY OF BEXAR   §

January This instrument was acknowledged and signed before me on this the 25th day of  
2023 by Kristie Rose-Zapp the Managing Agent of the Afton Oaks Homeowners  
Association, Inc. on behalf of the Association.

Ronda Shaw  
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"

**Afton Oaks Homeowners Association, 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 Afton Oaks Homeowners Association, Inc. which sections were originally encumbered by dedicatory instruments filed of record in Bexar County, Texas as follows:

Recording Date	Filed Document	Recording Information
06/23/2015	Plat	20150112141
06/23/2015	Plat	20150112142
06/23/2015	Plat	20150112143
06/23/2015	Plat	20150112144
06/29/2015	Declaration of Covenants, Conditions, and Restrictions	20150116944
07/01/2015	Architectural Guidelines	20150119090
02/20/2018	Bylaws	20180031030
09/26/2018	Resolution Board Model Code of Ethics	20180191149
10/11/2018	Resolution Reserve Investment Policy	20180201539
04/24/2019	Resolution Mission Statement	20190074363
10/11/2019	Certificate of Formation	20190205410

**File Information**

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

**Document Number:** 20230012868  
**Recorded Date:** January 25, 2023  
**Recorded Time:** 8:43 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: 1/25/2023 8:43 AM



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