

**MANAGEMENT CERTIFICATE FOR  
ACKERMAN GARDENS HOMEOWNERS ASSOCIATION  
BEXAR COUNTY**

**STATE OF TEXAS     §  
COUNTY OF BEXAR §**

1.     **Name of Subdivision:**                      Ackerman Gardens
2.     **Name of Association:**                      Ackerman Gardens 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:** Ackerman Gardens 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://AckermanGardens.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 Ackerman Gardens 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.***

Ackerman Gardens Homeowners Association, Inc

By: Kristie Rose-Zapp

Print Name: Kristie Rose-Zapp

Print Title: Managing Agent

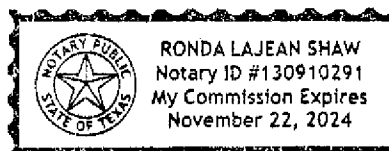
**STATE OF TEXAS     §  
COUNTY OF BEXAR §**

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 of the Ackerman Gardens 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"**

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

[illegible]

**File Information**

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

**Document Number:** 20230021842  
**Recorded Date:** February 09, 2023  
**Recorded Time:** 11:35 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: 2/9/2023 11:35 AM



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