

1. Name of Subdivision: Carolina Crossing.
2. Name of Association: Carolina Crossing North Homeowners Association, Inc.
3. Recording Data for the Subdivision:
  - a) Plat for Carolina Crossing Unit 2, recorded under Volume 5, Page 367A-368A, plat records of Guadalupe County, Texas.
  - b) Plat for Carolina Crossing Unit 3, recorded under Volume 5, Page 396A, plat records of Guadalupe County, Texas.
  - c) Plat for Carolina Crossing Unit 4, recorded under Volume 6, Page 15, plat records of Guadalupe County, Texas.
  - d) Plat for Carolina Crossing Unit 5, recorded under Volume 6, Page 58-59, plat records of Guadalupe County, Texas.
  - e) Plat for Carolina Crossing Unit 6, recorded under Volume 6, Page, 125 and Volume 6, Page 218, plat records of Guadalupe County, Texas.
  - f) Plat for Carolina Crossing Unit 7, recorded under Volume 6, Page 125, plat records of Guadalupe County, Texas.
4. Recording Data for the Declaration:
  - a) Declaration of Covenants, Conditions and Restrictions recorded in the Official Public Records of Guadalupe County, Texas, under Volume 1293, Page 425.
  - b) Declaration of Annexation for Unit 3 recorded in the Official Public Records of Guadalupe County, Texas, under Volume 1333, Page 949.
  - c) Declaration of Annexation for Unit 4 recorded in the Official Public Records of Guadalupe County, Texas, under Volume 1366, Page 88.
  - d) Declaration of Annexation for Unit 5 recorded in the Official Public Records of Guadalupe County, Texas, under Volume 1413, Page 190.
  - e) Declaration of Covenants, Conditions and Restrictions for Unit 2 recorded in the Official Public Records of Guadalupe County, Texas, under Volume 1293, Page 412.

- f) Declaration of Covenants, Conditions and Restrictions for Unit 3 recorded in the Official Public Records of Guadalupe County, Texas, under Volume 1333, Page 935.
  - g) Declaration of Covenants, Conditions and Restrictions for Unit 4 recorded in the Official Public Records of Guadalupe County, Texas, under Volume 1366, Page 90.
  - h) Declaration of Covenants, Conditions and Restrictions for Unit 5 recorded in the Official Public Records of Guadalupe County, Texas, under Volume 1413, Page 192.
5. Name and Mailing Address of the Association is: Carolina Crossing North Homeowners Association, Inc. c/o FirstService Residential San Antonio, LLC, 3424 Paesanos Pkwy, Ste 100, San Antonio, TX 78231.
  6. Name and Mailing Address of Person Managing the Association or Its Designated Representative is: Carolina Crossing North Homeowners Association, Inc. c/o FirstService Residential San Antonio, LLC, 3424 Paesanos Pkwy, Ste 100, San Antonio, TX 78231.
  7. Telephone Number to Contact the Association is: 281.829.7202 and 210.829.5207.
  8. Email Address to Contact the Association: mgmt-certificateTX@fsresidential.com
  9. The Association's website may be found at:  
<https://carolinacrossingnorth.connectresident.com/>
  10. Fees charged by the Association upon the sale or transfer of Property:
    - a. Resale Certificate: \$375.00 or more not to exceed the maximum allowable rate.
    - b. Rush Fee for Resale Certificate:
      - i. 1-2 days: \$125.00.
      - ii. 3-5 days: \$75.00.
    - c. Updated Certificate: after 30 days of issuance of the original \$75.00.
    - d. Transfer Fee: \$340.00.
    - e. Developer/Builder to Homeowner Closings – Statement of Account (does not include Governing Documents) not to exceed \$75.00.
    - f. Refinance Fee: \$150.00.
    - g. Rush Fee for Refinance:
      - i. 1-2 days: \$125.00.
      - ii. 3-5 days: \$75.00.

Executed on this the 23 day of October 2023.

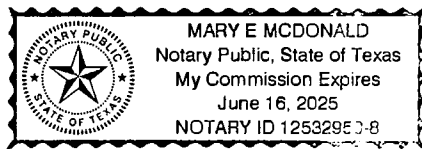
CAROLINA CROSSING NORTH  
HOMEOWNERS ASSOCIATION, INC.

By: Kristie Rose Zapp  
Kristie Rose-Zapp, President of FirstService  
Residential San Antonio, LLC

THE STATE OF TEXAS                   §  
   §       ACKNOWLEDGMENT  
 COUNTY OF DALLAS                   §

BEFORE ME, the undersigned notary public, on this the 23 day of October 2023 personally appeared Kristie Rose-Zapp, President of FirstService Residential San Antonio, LLC, and Managing Agent of Carolina Crossing North Homeowners Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purpose and in the capacity therein expressed and on behalf of the Association.

Mary McDonald  
 Notary Public in and for the State of Texas



E-RECORDED BY:

**ISG** | SEARS  
 BENNETT  
 & GERDES, L.L.P

6548 GREATWOOD PKWY.  
 SUGAR LAND, TEXAS 77479

**FILED and RECORDED in the OFFICIAL PUBLIC RECORDS**

**Honorable Teresa Kiel, Guadalupe County Clerk**

**Document Number:** 202399027953  
**Recorded On:** November 14, 2023 09:11 AM  
**Total Pages:** 4  
**Total Fees:** \$34.00

Discriminatory restrictive covenants based on race, color, religion contradict the 14th Amendment's Equal Protection Clause and are therefore unenforceable under federal law. Supreme Court Decision Shelly v. Kraemer 1948.

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**THIS PAGE CONTAINS IMPORTANT RECORDING INFORMATION  
AND SHALL REMAIN A PART OF THIS INSTRUMENT.**

**Receipt Number:** 20231114000022  
**User:** Marissa A  
**Station:** Production 1

**Return To:**  
CSC

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**STATE OF TEXAS  
GUADALUPE COUNTY**

**I hereby certify this instrument was ELECTRONICALLY FILED and RECORDED in the OFFICIAL PUBLIC RECORDS of Guadalupe County, Texas on the date/time printed above.**



*Teresa Kiel*  
Teresa Kiel  
Guadalupe County Clerk  
Guadalupe County, TX