

MANAGEMENT CERTIFICATE FOR  
MIDDLETON RESIDENTIAL COMMUNITY  
BEXAR COUNTY

STATE OF TEXAS §  
COUNTY OF BEXAR §

1. **Name of Subdivision:** Middleton Residential Community
2. **Name of Association:** Middleton Residential 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:** Middleton Residential 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://miltonresidential.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.  
**Capital Improvement:** \$500.00 (All Closing)
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 Middleton Residential 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.*

MIDDLETON RESIDENTIAL COMMUNITY, INC.

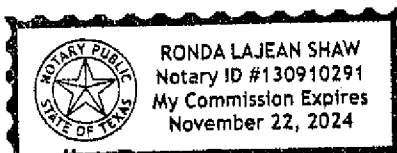
By: Kristie Rose-Zapp

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 26<sup>th</sup> day of January 2023 by Kristie Rose-Zapp, the Managing Agent of the Middleton Residential 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"**

**Middleton Residential 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 Middleton Residential 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>
01/23/2019	Declaration of Covenants, Conditions and Restrictions	20190012544
01/25/2019	Adoption of Working Capital Assessment	20190013919
01/25/2019	Modification Design Guidelines	20190013912
01/29/2019	Community Manual	20190015862
04/19/2019	Plat Map	20190168573
08/01/2019	Declaration Removal and Appointment of Directors	20190149821
01/20/2022	Supplement to Community Manual	20220015221
08/04/2022	Second Supplement to the Community Manual Fine and Enforcement Policy	20220190891

**File Information**

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

**Document Number:** 20230014080  
**Recorded Date:** January 26, 2023  
**Recorded Time:** 2:06 PM  
**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 2:06 PM



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