

**MANAGEMENT CERTIFICATE  
OF  
CALEDONIAN HOMEOWNERS ASSOCIATION, INC.**

The undersigned, being an officer FirstService Residential, and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Caledonian
2. The name of the association: Caledonian Homeowners Association, Inc., a Texas non-profit corporation.
3. The recording data for the subdivision Plats:
  - a. Caledonian subdivision, a subdivision plat of Glenloch Farms Unit 3 recorded on September 14, 2018, as Document No. 20180182154, in the Plat Records of Bexar County, Texas.
4. The recording data for the Declaration and any supplements or amendments to the Declaration:
  - a. Declaration of Covenants, Conditions and Restrictions for Caledonian Homeowners Association, Inc., recorded on September 14, 2018, as Document No. 20180182864, in the Official Public Records of Bexar County, Texas.
5. The name and mailing address of the association: Caledonian Homeowners Association, Inc., c/o FirstService Residential, 3424 Paesanos Pkwy, Suite 100, Shavano Park, Texas 78231
6. The name, mailing address, telephone number, email address of the person managing the association:

Name:	FirstService Residential
Mailing Address:	3424 Paesanos Parkway, Suite 100, Shavano Park, Texas 78231
Telephone Number:	214-871-9700
Email Address:	Mgmt-CertificateTX@fsresidential.com
7. Website to access the Association's dedicatory instruments:  
<https://caledonianhoa.connectresident.com>
8. Amount and description of fees related to property transfer in the subdivision:  
The Association fees are in the following amounts:

Description	Fee
Transfer Fee	\$350
Resale Disclosure Package (6-10 days; 3-5 days; 1-2 days)	\$375; \$450; \$500
Resale Disclosure Update (within 60 days of original request)	\$75
Refinance Certificate Fee (6-10 days; 3-5 days; 1-2 days)	\$150; \$200; \$250
Custom Lender Form Mortgage Questionnaire (Condominiums)	\$350
Uniform Condo Questionnaire (6-10 days; 3-5 days; 1-2 days)	\$300; \$375; \$425
HOA Questionnaire (optional) - (Single Family)	\$250
Loan Estimate Questionnaire (optional) - (Single Family)	\$100
Working Capital	\$250

This Certificate is effective as of the date it is recorded in the Official Public Records of Bexar County, Texas.

**CALEDONIAN HOMEOWNERS ASSOCIATION, INC.**  
a Texas non-profit corporation

By: 

Printed Name: Kristie Roe Zapp

Title: President

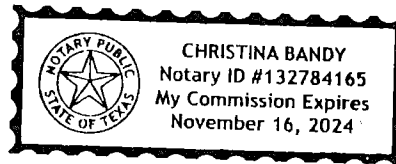
\*This Management Certificate does not purport to identify every publicly recorded document affecting the subdivision, or to report every piece of information pertinent to the Subdivision. This Management Certificate should not be relied upon for any purpose other than to provide instruction for identifying and contacting the Association.

STATE OF TEXAS                   §  
   §  
COUNTY OF TRAVIS           §

This instrument was acknowledged before me on the 13 day of NOVEMBER, 2024,  
by Kristie Rose-Zapp, the President of  
FirstService Residential.

(SEAL)

  
\_\_\_\_\_  
Notary Public Signature



**File Information**

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

**Document Number:** 20240215567  
**Recorded Date:** November 21, 2024  
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**\*\* 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: 11/21/2024 10:54 AM



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