MANAGEMENT CERTIFICATE
OF
CARLSON PARK RESIDENTIAL COMMUNITY, INC.

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

1. The name of the subdivision: Carlson Park

2. The name of the Association: Carlson Park Residential Community, Inc.

3. The recording data for the subdivision: Lots 43 through 71, Block 5, NCB 17673, Carlson Park Phase II (P.U.D.), a subdivision located in Bexar County, Texas, according to the map or plat thereof recorded under Document No. 20190222083 in the Official Public Records of Bexar County, Texas, and under Volume 20001, Pages 1544 - 1547, in the Plat Records of Bexar County, Texas.

4. The recording data for the Declaration: Declaration of Covenants, Conditions and Restrictions for Carlson Park, recorded under Document No. 20200084754, Official Public Records of Bexar County, Texas, as amended from time to time.

5. The name and mailing address of the Association: Carlson Park Residential Community, Inc., c/o PMI Birdy Properties, Attn: Russell Birdy, 18830 Stone Oak Parkway, San Antonio, Texas 78258.

6. The mailing address of the person managing the Association: Carlson Park Residential Community, Inc., c/o PMI Birdy Properties, Attn: Russell Birdy, 18830 Stone Oak Parkway, San Antonio, Texas 78258.

EXECUTED to be effective on the date this instrument is Recorded.

[*Signature Page Follows*]

CARLSON PARK RESIDENTIAL COMMUNITY, INC.,
a Texas non-profit corporation

By: _____
Name: James Bastoni
Title: President

THE STATE OF TEXAS §

COUNTY OF Bexar §

This instrument was acknowledged before me on 3rd day of April, 2020, by James Bastoni, the President of Carlson Park Residential Community, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.

[SEAL] COLLEEN TAYLOR
Notary Public, State of Texas
Comm. Expires 05-24-2024
Notary ID 341838

_____
Notary Public Signature

AFTER RECORDING RETURN TO:
Robert D. Burton, Esq.
Winstead, PC
401 Congress Avenue, Suite 2100
Austin, Texas 78701
Email: rburton@winstead.com

File Information

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

Document Number:	20200086185
Recorded Date:	April 27, 2020
Recorded Time:	3:50 PM
Total Pages:	3
Total Fees:	$30.00

**** THIS PAGE IS PART OF THE DOCUMENT ****

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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: 4/27/2020 3:50 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk