

MANAGEMENT CERTIFICATE
TOWN CREEK TEXAS PROPERTY OWNERS ASSOCIATION, INC.

The undersigned, being an officer or managing agent of Town Creek Texas Property Owners Association, Inc. (the "**Association**"), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Town Creek
2. The name of the Association: Town Creek Texas Property Owners Association, Inc.
3. The recording data for the subdivision: See Exhibit "A"
4. The recording data for the declaration with any amendments and/or supplements to the declaration: See Exhibit "A"
5. The name and mailing address of the Association: Town Creek Texas Property Owners Association, Inc., c/o The Neighborhood Company, LLC, 1118 Vintage Way, New Braunfels, TX 78132.
6. The name, mailing address, telephone number, and email address of the manager of the Association:

Name: The Neighborhood Company, LLC
Attn: Community Manager
Mailing Address: 1118 Vintage Way, New Braunfels, TX 78132
Phone Number: 830.264.2454
Email Address: Info@NeighborhoodCo.com

7. Website for Dedicatory Instruments: www.TownCreekOwners.com
8. The amount and description of a fee or fees charged by the Association relating to a property transfer in the subdivision:

Resale Certificate: \$375.00.
Transfer Fee: \$400.00.

[ACKNOWLEDGEMENT PAGE FOLLOWS]

ACKNOWLEDGEMENT

The foregoing is a true and correct copy of the Management Certificate for the association identified below.

TOWN CREEK TEXAS PROPERTY OWNERS
ASSOCIATION, INC.

a Texas nonprofit corporation

By: [Signature]

Name: LAURA FICCO

Title: PRESIDENT

STATE OF TEXAS

§

§

COUNTY OF Comal

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This instrument was acknowledged before me on the 24 day of November, 2025,
by Laura Fico, the authorized agent of TOWN
CREEK TEXAS PROPERTY OWNERS ASSOCIATION, INC., a Texas nonprofit corporation, on
behalf of said nonprofit corporation.

(SEAL)

[Signature]
Notary Public Signature



AFTER RECORDING RETURN TO:
WINSTEAD PC
600 W. 5th Street, Suite 900
Austin, Texas 78701
avaldes@winstead.com

TOWN CREEK TEXAS PROPERTY OWNERS ASSOCIATION, INC.
MANAGEMENT CERTIFICATE

EXHIBIT "A"

RECORDING DATA FOR THE SUBDIVISION

1. Town Creek Texas – Plat (Phase 1, PD), recorded as Document No. 200906005868, Official Public Records of Comal County, Texas.
2. Town Creek Texas – Plat (Phase 2, PDD), recorded as Document No. 201606038572, Official Public Records of Comal County, Texas.
3. Town Creek Texas – Plat (Phase 3, PDD), recorded as Document No. 202206005324, Official Public Records of Comal County, Texas.
4. Town Creek Texas – Plat (Phase 4, PDD), recorded as Document No. 202206048334, Official Public Records of Comal County, Texas.
5. Town Creek Texas – Amendment to Plat (Phase 3, PDD), recorded as Document No. 202206040295, Official Public Records of Comal County, Texas.
6. Town Creek Texas – Amendment to Plat (Phase 3, PDD), recorded as Document No. 202306011115, Official Public Records of Comal County, Texas.

RECORDING DATA FOR THE DECLARATION AND RELATED DOCUMENTS

1. Town Creek Texas – Declaration of Covenants, Conditions and Restrictions, recorded as Document No. 200906004645, Official Public Records of Comal County, Texas.
2. Town Creek Texas – Supplemental Declaration of Covenants, Conditions and Restrictions, recorded as Document No. 2021060003617, Official Public Records of Comal County, Texas.
3. Town Creek Texas – Affidavit of Town Creek Texas Property Owners Association to the Public [Articles of Incorporation, Company Agreement, and Design Guidelines], recorded as Document No. 201706043480, Official Public Records of Comal County, Texas.
4. Town Creek Texas – Consent and Acknowledgement Regarding Declaration of Covenants, Conditions and Restrictions, recorded as Document No. 202106010675, Official Public Records of Comal County, Texas.
5. Town Creek Texas – First Amendment to Company Agreement, recorded as Document No. 202106003739, Official Public Records of Comal County, Texas.
6. Town Creek Texas – Fine and Enforcement Policy, recorded as Document No. 202106021899, Official Public Records of Comal County, Texas.

7. Town Creek Texas – Supplemental Policies (2021 Legislative Update), recorded as Document No. 202106048733, Official Public Records of Comal County, Texas.
8. Town Creek Texas – Supplemental Declaration of Covenants, Conditions and Restrictions, recorded as Document No. 202206012431, Official Public Records of Comal County, Texas.
9. Town Creek Texas – Rental and Leasing Rules, recorded as Document No. 202206023481, Official Public Records of Comal County, Texas.
10. Town Creek Texas – Supplemental Declaration of Covenants, Conditions and Restrictions, recorded as Document No. 202206032583, Official Public Records of Comal County, Texas.
11. Town Creek Texas – Policy Manual, recorded as Document No. 20240601566, Official Public Records of Comal County, Texas.
12. Town Creek Texas – Supplemental Policies (2025 Legislative Update), recorded as Document No. 202506037243, Official Public Records of Comal County, Texas.

**Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
11/24/2025 02:11:35 PM
MARY 4 Pages(s)
202506037492**



Bobbie Koepp