

PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE
for
PROPERTY OWNERS ASSOCIATION OF VINTAGE OAKS, INC.

THE STATE OF TEXAS §
 §
 COUNTY OF COMAL §

The undersigned, LAURA FICCO, President of The Neighborhood Company, the Managing Agent for PROPERTY OWNERS ASSOCIATION OF VINTAGE OAKS, INC., a nonprofit corporation (the "Association") organized and existing under the laws of the State of Texas, submits the following information pursuant to TEX. PROP. CODE § 209.004 which supersedes any prior Management Certificate filed by the Association:

1. Name of the Subdivision: Vintage Oaks at the Vineyard
2. Name of Association: Property Owners Association of Vintage Oaks, Inc.
3. Recording Data for the Subdivision: Official Public Records of Comal County, Texas

| UNIT NUMBER | SUBDIVISION NAME | DOCUMENT NUMBER |
|----------------|--|--------------------|
| 1 | Vintage Oaks at The Vineyard Unit 1, (SAVE AND EXCEPT Lot 2R, Vintage Oaks according to certain Replat recorded as Document No. 201806031474) | 200706000394 |
| 2 | Vintage Oaks at The Vineyard Unit Two | 200706040713 |
| 3 | Vintage Oaks at The Vineyard Unit 3 | 201206036750 |
| 4 | Vintage Oaks at The Vineyard Unit 4 | 201206040252 |
| 5 | Vintage Oaks at The Vineyard Unit 5 | 201306040370 |
| 6 | Vintage Oaks at The Vineyard Unit 6 | 201306051565 |
| 7 | Vintage Oaks at The Vineyard Unit 7 | 201406005729 |
| 8 | Vintage Oaks at The Vineyard Unit 8 | 201406026476 |
| 9 | Vintage Oaks at The Vineyard Unit 9 | 201506011975 |
| 10 | Vintage Oaks at The Vineyard Unit 10 | 201506042037 |
| 11 | Vintage Oaks at The Vineyard Unit 11 | 201506048246 |
| 12 | Vintage Oaks at The Vineyard Unit 12 | 201606022241 |
| 13 | Vintage Oaks at The Vineyard Unit 13 | 201606041095 |
| 14 | Vintage Oaks at The Vineyard Unit 14 | 201706006744 |
| 15 | Vintage Oaks at The Vineyard Unit 15 | 201706006749 |
| 16 | Vintage Oaks at The Vineyard Unit 16 | 201706026888 |
| 17 | Vintage Oaks at The Vineyard Unit 17 | 201706036819 |
| 18 | Vintage Oaks at The Vineyard Unit 18 | 201806005052 |
| 19 | Vintage Oaks at The Vineyard Unit 19 | 201806006077 |
| 20 | Vintage Oaks at The Vineyard Unit 20 | 201806019282 |
| 21 | Vintage Oaks at The Vineyard Unit 21 | 201806030248 |
| 22 | Vintage Oaks at The Vineyard Unit 22 | 201806032357 |
| 23 | Vintage Oaks at The Vineyard Unit 23 | 201906007202 |
| 24 | Vintage Oaks at The Vineyard Unit 24 | 201906011302 |

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| 25 | Vintage Oaks at The Vineyard Unit 25 | 201906013327 |
| 26 | Vintage Oaks at The Vineyard Unit 26 | 201906028631 |
| 27 | Vintage Oaks at The Vineyard Unit 27 <i>[converts Lots 23 & 40R, Vintage Oaks at The Vineyard, Unit 18, into Vintage Oaks at The Vineyard Unit 27]</i> | 202006030773 |
| 28 | Vintage Oaks at The Vineyard Unit 28 | 202006037730 |
| 29 | Vintage Oaks at The Vineyard Unit 29 | 202106018739 |
| 30 | Vintage Oaks at The Vineyard Unit 30 | 202206006690 |

4. Recording Data for the Declaration, Supplements and Amendments as of the date hereof:
Recorded in the Official Public Records of Comal County, Texas

| DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS | | DOCUMENT NUMBER |
|--|---|-----------------|
| Second Amended and Restated Declaration of Covenants, Conditions and Restrictions Vintage Oaks at the Vineyard | | 202206053304 |
| SUPPLEMENTAL DECLARATIONS | | |
| UNIT NUMBER | DOCUMENT | DOCUMENT NUMBER |
| One | Supplemental Declaration of Covenants, Conditions and Restrictions for Vintage Oaks at The Vineyard Unit One, <i>Amended by:</i> | 200706000772 |
| | First Amendment to the First Supplemental Declaration of Covenants, Conditions and Restrictions for Vintage Oaks at The Vineyard Unit One | 200706015464 |
| | Second Amendment to The First Supplemental Declaration of Covenants, Conditions and Restrictions for Vintage Oaks at The Vineyard Unit One | 200706027104 |
| Two | Supplemental Declaration of Covenants, Conditions and Restrictions for Vintage Oaks at The Vineyard Unit Two | 200706040721 |
| 3 | Supplemental Declaration of Covenants, Conditions and Restrictions for Vintage Oaks at The Vineyard Unit 3 | 201206037003 |
| 4 | Fourth Supplement to Declaration of Covenants, Conditions and Restrictions for Vintage Oaks at The Vineyard, Unit 4 | 201206041113 |
| 5 | First Amended Fifth Supplement to Declaration of Covenants, Conditions and Restrictions for Vintage Oaks at The Vineyard, Unit 5, <i>[amended and replaced prior Fifth Supplemental Declaration recorded as Doc. No. 201306039084]</i> | 201306042081 |
| 6 | Sixth Supplement to Declaration of Covenants, Conditions and Restrictions for Vintage Oaks at The Vineyard, Unit 6 | 201306051741 |

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| 7 | Seventh Supplement to Declaration of Covenants, Conditions and Restrictions for Vintage Oaks at The Vineyard, Unit 7 | 201406006128 |
| 8 | Eighth Supplement to Declaration of Covenants, Conditions and Restrictions for Vintage Oaks at The Vineyard, Unit 8 | 201406026570 |
| 9 | Ninth Supplement to Declaration of Covenants, Conditions and Restrictions for Vintage Oaks at The Vineyard, Unit 9 | 201506012054 |
| 10 | Tenth Supplement to Declaration of Covenants, Conditions and Restrictions for Vintage Oaks at The Vineyard, Unit 10 | 201506042121 |
| 11 | Eleventh Supplement to Declaration of Covenants, Conditions and Restrictions for Vintage Oaks at The Vineyard, Unit 11 | 201506048349 |
| 1, 2, 4, 5, 6, 7, 8, 10 and 11 | Amendment to Supplemental Declarations of Covenants, Conditions and Restrictions Unit 1, Unit 2, Unit 4, Unit 5, Unit 6, Unit 8, Unit 9, Unit 10, Unit 11 | 201706028671 |
| 12 | Twelfth Supplement to Declaration of Covenants, Conditions and Restrictions for Vintage Oaks at The Vineyard, Unit 12 | 201606024016 |
| 13 | Thirteenth Supplement to Declaration of Covenants, Conditions and Restrictions for Vintage Oaks at The Vineyard Unit 13 | 201606045633 |
| 14 | Fourteenth Supplement to Declaration of Covenants Conditions and Restrictions for Vintage Oaks at The Vineyard, Unit 14 | 201706007697 |
| 15 | Fifteenth Supplement to Declaration of Covenants, Conditions and Restrictions for Vintage Oaks at The Vineyard The Grove, Unit 15 | 201706008104 |
| 16 | Sixteenth Supplement to Declaration of Covenants, Conditions and Restrictions for Vintage Oaks at The Vineyard, Unit 16 | 201706027258 |
| 17 | Seventeenth Supplement to Declaration of Covenants, Conditions and Restrictions for Vintage Oaks at The Vineyard, Unit 17 | 201706037155 |
| 18 | Eighteenth Supplement to Declaration of Covenants, Conditions and Restrictions Unit 18 <i>Amended by:</i> First Amendment to the Eighteenth Supplement to Declaration of Covenants, Conditions and Restrictions for Vintage Oaks at The Vineyard Unit 18 | 201806005728 201806021323 |
| 19 | Nineteenth Supplement to Declaration of Covenants, Conditions and Restrictions for Vintage Oaks at The Vineyard, Unit 19 <i>Amended by:</i> First Amendment to Nineteenth Supplement to Declaration of Covenants, Conditions and Restrictions Unit 19 | 201806006130 201806021325 |

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| 20 | Twentieth Supplement to Declaration of Covenants, Conditions and Restrictions for Vintage Oaks at The Vineyard, Unit 20 | 201806020106 |
| 21 | Twenty-First Supplement to Declaration of Covenants, Conditions and Restrictions for Vintage Oaks at The Vineyard, Unit 21 | 201806030528 |
| 22 | Twenty-Second Supplement to Declaration of Covenants, Conditions and Restrictions for Vintage Oaks at The Vineyard, Unit 22 | 201806033120 |
| 23 | Twenty-Third Supplement to Declaration of Covenants, Conditions and Restrictions for Vintage Oaks at The Vineyard, Unit 23 | 201906007292 |
| 24 | Twenty-Fourth Supplement to Declaration of Covenants, Conditions, and Restrictions for Vintage Oaks at The Vineyard, Unit 24 | 201906011867 |
| 25 | Twenty-Fifth Supplement to Declaration of Covenants, Conditions and Restrictions for Vintage Oaks at The Vineyard, Unit 25 | 201906013760 |
| 26 | Twenty-Sixth Supplement to Declaration of Covenants, Conditions and Restrictions for Vintage Oaks at The Vineyard, Unit 26 | 201906032537 |
| 27 | Twenty-Seventh Supplement to Declaration of Covenants, Conditions and Restrictions for Vintage Oaks at The Vineyard, Unit 27 | 202006033902 |
| 28 | Twenty-Eighth Supplement to Declaration of Covenants, Conditions and Restrictions for Vintage Oaks at The Vineyard, Unit 28 | 202006038426 |
| 29 | Twenty-Ninth Supplement to Declaration of Covenants, Conditions and Restrictions for Vintage Oaks at The Vineyard, Unit 29 | 202106058260 |
| 30 | Thirtieth Supplement to Declaration of Covenants, Conditions and Restrictions for Vintage Oaks at The Vineyard, Unit 30 | 202206007284 |
| 1, 2, 4, & 16 | Vintage Oaks at the Vineyard [Gated Roadway Construction Fee] [Units 1, 2, 4, & 16] Comal County, Texas | 202206002224 |

5. Recording Data for the Articles, Bylaws, Rules, Regulations and Policies as of the date hereof:
Recorded in the Official Public Records of Comal County, Texas

| ARTICLES AND BYLAWS | DOCUMENT NUMBER |
|--|------------------------|
| Notice of Filing of Certificate of Formation Property Owners Association of Vintage Oaks, Inc. | 202206040190 |
| Affidavit in Compliance with Tex. Prop. Code § 202.006 with: Restated Bylaws of Property Owners Association of Vintage Oaks, Inc. | 202206053376 |
| POLICIES, RULES, RESOLUTIONS, AND GUIDELINES | DOCUMENT NUMBER |
| Property Owners Association of Vintage Oaks, Inc. | 201706050099 |

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| Fireworks Policy | |
| Vintage Oaks COVID-19 Policy - Amenities Policy [Comal County, Texas] | 202006018349 |
| Vintage Oaks at The Vineyard Supplemental Policies and Rules Adopted Pursuant to the 2021 Legislative Session Includes: Covenant Violation Hearing Procedures; Board of Director Meeting Notice Requirements; Service Contract Bid Procedures; Pool Enclosures and Security Measures Policy; Assessment Collection – Delinquency Cure Deadlines; Religious Display Policy; and Statement Notice of Posting and Recordation of Documents | 202106055905 |
| Leasing Policy Vintage Oaks Comal County | 202206040110 |
| Vintage Oaks at The Vineyard Third Amended and Restated Architectural and Site Design Guidelines [Comal County, Texas] | 202206053386 |
| Vintage Oaks at The Vineyard [The Grove] [Comal County, Texas] Second Amended and Restated Design Guidelines | 202206053388 |
| Property Owners Association of Vintage Oaks, Inc. Resolution Adopting Supplemental Policies Includes: Records Production and Copying Policy; Records Retention and Destruction Policy; Email Registration Policy with sample Promulgated Email Registration Form; Bee Keeping Policy; Generators Policy; Open Board Meetings Policy; Rainwater Collection Systems Policy; Roofing Materials and Approval Policy; Seasonal and Holiday Decorations and Lighting Policy; Sign Policy; Solar Energy Devices Policy; and Yard Art Policy | 202206053399 |
| Property Owners Association of Vintage Oaks, Inc. Resolution Adopting Collection and Payment Policy | 202306010561 |
| Property Owners Association of Vintage Oaks, Inc. Resolution Adopting Investment Policy | 202306013125 |
| Property Owners Association of Vintage Oaks, Inc. Resolution Adopting Restated Roofing Policy | 202306023082 |
| Property Owners Association of Vintage Oaks, Inc. Resolution Adopting First Supplement to the Third Amended and Restated Architectural and Site Design Guidelines | 202306028097 |
| Property Owners Association of Vintage Oaks, Inc. Resolution Adopting Restated Fine Policy | 202306040310 |
| Property Owners Association of Vintage Oaks, Inc. Resolution Adopting Onsite Camera Policy | 202306040312 |
| Property Owners Association of Vintage Oaks, Inc. Resolution Adopting Common Area Towing Policy | 202406006206 |

6. Association Fees Related to Property Transfer:

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| Resale Certificate Fee: | \$375.00 |
| Transfer Fee: | \$375.00 |
| Working Capital Assessment (Unimproved Lots): | \$750.00 |
| Working Capital Assessment (Improved Lots): | \$1,500.00 |

7. Mailing Address for the Association:

Property Owners Association of Vintage Oaks, Inc.
1118 Vintage Way
New Braunfels, Texas 78132

8. Association Management or Representative and Contact Information:

The Neighborhood Company
1118 Vintage Way
New Braunfels, Texas 78132
Phone: 830-264-2454
Email: info@NeighborhoodCo.com

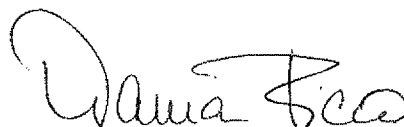
9. Association Website:

www.VintageOaksOwners.com

Executed on this 1 day of March, 2024.

PROPERTY OWNERS ASSOCIATION OF VINTAGE OAKS,
INC.

By:



LAURA FICCO, President,
The Neighborhood Company,
Managing Agent

STATE OF TEXAS

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COUNTY OF COMAL

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BEFORE ME, the undersigned notary public, on this 1 day of March, 2024, personally appeared LAURA FICCO, President of The Neighborhood Company, the Managing Agent for PROPERTY OWNERS ASSOCIATION OF VINTAGE OAKS, INC., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and in the capacity therein expressed.



Notary Public, State of Texas

AFTER RECORDING, RETURN TO:

Michael B. Thurman
THURMAN & PHILLIPS, P.C.
4093 De Zavala Road
Shavano Park, Texas 78249
Phone: (210) 341-2020
Email: mike@thurmanphillips.com



**Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
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Bobbie Koepp