

MANAGEMENT CERTIFICATE
PROPERTY OWNERS ASSOCIATION OF VINTAGE OAKS, INC.

The undersigned, being an officer of Property Owners Association of Vintage Oaks, 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: Vintage Oaks at the Vineyard.
2. The name of the Association: Property Owners Association of Vintage Oaks, Inc., a Texas non-profit corporation.
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: Property Owners Association of Vintage Oaks, Inc., c/o The Neighborhood Company, 1118 Vintage Way, New Braunfels, Texas 78132, Attn: Laura Ficco.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	The Neighborhood Company
Attn:	Community Manager
Mailing Address:	1118 Vintage Way, New Braunfels, Texas 78132
Telephone Number:	830-264-2454
Email Address:	info@neighborhoodco.com

7. Website to access the Association's dedicatory instruments:
www.VintageOaksOwners.com
8. Amount and description of fees related to property transfer in the subdivision:
The Association fees are in the following amounts:

Resale Certificate - \$375.00

Transfer Fee - \$400.00

Working Capital Assessment:

Unimproved Lot - \$750.00

Improved Lot - \$1,500.00

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ACKNOWLEDGEMENT

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

**PROPERTY OWNERS ASSOCIATION OF
VINTAGE OAKS, INC.,** a Texas non-profit
corporation

By: _____

Name: LAURA FICCO

Title: PRESIDENT

STATE OF TEXAS §

§

COUNTY OF Comal §

This instrument was acknowledged before me this 17 day of March 2025, by Laura Ficco, Community Manager, on behalf of Property Owners Association of Vintage Oaks, Inc., a Texas non-profit corporation.

[SEAL]



Heidi Krasner

Notary Public Signature

AFTER RECORDING RETURN TO:

WINSTEAD PC

600 W. 5th Street, Suite 900

Austin, Texas 78701

avaldez@winstead.com

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EXHIBIT "A"

RECORDING DATA FOR THE SUBDIVISION

1. **VINTAGE OAKS AT THE VINEYARD UNIT ONE:** ALL THOSE TRACTS or parcel of land, together with the improvements and appurtenances belonging thereto, lying and being in Comal County, Texas, as shown on a plat for survey made by M & S Engineering, a copy of which plat was recorded on January 4th, 2007, in the real property records of Comal County, Texas, by Document #200706000394, and to which plat reference is hereby made for a more particular description of said land.
2. **VINTAGE OAKS AT THE VINEYARD UNIT TWO:** ALL THOSE TRACTS or parcel of land, together with the improvements and appurtenances belonging thereto, lying and being in Comal County, Texas, as shown on a plat for survey made by M & S Engineering, a copy of which plat was recorded on October 4, 2007, in the real property records of Comal County, Texas, by Document #200706040713, and to which plat reference is hereby made for a more particular description of said land.
3. **VINTAGE OAKS AT THE VINEYARD, UNIT 3:** ALL THOSE TRACTS or parcel of land, together with the improvements and appurtenances belonging thereto, lying and being in Comal County, Texas, as shown on a plat for survey made by M & S Engineering, a copy of which plat was recorded on October 19, 2012, in the Official Public Records, Comal County, Texas, by Document #201206036750, and to which plat reference is hereby made for a more particular description of said land.
4. **VINTAGE OAKS AT THE VINEYARD, UNIT 4:** ALL THOSE TRACTS or parcel of land, together with the improvements and appurtenances belonging thereto, lying and being in Comal County, Texas, as shown on a plat for survey made by M & S Engineering, a copy of which plat was recorded in the real property records of Comal County, Texas, at Clerk's Document #201206040252, and to which plat reference is hereby made for a more particular description of said land.
5. **VINTAGE OAKS AT THE VINEYARD, UNIT 5:** ALL THOSE TRACTS or parcel of land, together with the improvements and appurtenances belonging thereto, lying and being in Comal County, Texas, as shown on a plat for survey made by M & S Engineering, a copy of which plat was recorded in the real property records of Comal County, Texas, at Clerk's Document #201306040370, and to which plat reference is hereby made for a more particular description of said land.
6. **VINTAGE OAKS AT THE VINEYARD, UNIT 6:** ALL TRACTS or parcels of land, together with the improvements and appurtenances belonging thereto, lying and being in Comal County, Texas, as shown on a plat for survey for Vintage Oaks at the Vineyard, Unit 6 a copy of which plat was recorded at Comal County Clerk's Document #201306051565, Official Real Property Records of Comal County, Texas and to which

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plat reference is hereby made for a more particular description of said land.

7. **VINTAGE OAKS AT THE VINEYARD, UNIT 7:** Lots, tracts or parcels of land, together with the improvements and appurtenances belonging thereto, lying and being in Comal County, Texas, as shown on a plat of survey for Vintage Oaks at the Vineyard, Unit 7 a copy of which plat was recorded at Comal County Clerk's Document #201406005729, Official Real Property Records of Comal County, Texas and to which plat reference is hereby made for a more particular description of said property and consisting of Lots 1046 through 1054, Vintage Oaks at the Vineyard, Unit 7.
8. **VINTAGE OAKS AT THE VINEYARD, UNIT 8:** ALL TRACTS or parcels of land, together with the improvements and appurtenances belonging thereto, lying and being in Comal County, Texas, as shown on a plat of survey for Vintage Oaks at the Vineyard, Unit 8 a copy of which plat was recorded at Comal County Clerk's Document #201406026476, Official Real Property Records of Comal County, Texas and to which plat reference is hereby made for a more particular description of said land.
9. **VINTAGE OAKS AT THE VINEYARD, UNIT 9:** ALL TRACTS or parcels of land, together with the improvements and appurtenances belonging thereto, lying and being in Comal County, Texas, as shown on a plat of survey for Vintage Oaks at the Vineyard, Unit 9 a copy of which plat was recorded at Comal County Clerk's Document #201506011975, Official Real Property Records of Comal County, Texas and to which plat reference is hereby made for a more particular description of said land.
10. **VINTAGE OAKS AT THE VINEYARD, UNIT 10:** ALL TRACTS or parcels of land, together with the improvements and appurtenances belonging thereto, lying and being in Comal County, Texas, as shown on a plat of survey for Vintage Oaks at the Vineyard, Unit 10 a copy of which plat was recorded at Comal County Clerk's Document #201506042037, Official Real Property Records of Comal County, Texas and to which plat reference is hereby made for a more particular description of said land.
11. **VINTAGE OAKS AT THE VINEYARD, UNIT 11:** ALL TRACTS or parcels of land, together with the improvements and appurtenances belonging thereto, lying and being in Comal County, Texas, as shown on a plat of survey for Vintage Oaks at the Vineyard, Unit 11 a copy of which plat was recorded at Comal County Clerk's Document #201506048246, Official Real Property Records of Comal County, Texas and to which plat reference is hereby made for a more particular description of said land.
12. **VINTAGE OAKS AT THE VINEYARD, UNIT 12:** ALL TRACTS or parcels of land, together with the improvements and appurtenances belonging thereto, lying and being in Comal County, Texas, as shown on a plat of survey for Vintage Oaks at the Vineyard, Unit 12 a copy of which plat was recorded at Comal County Clerk's Document #201606022241, Official Real Property Records of Comal County, Texas and to which plat reference is hereby made for a more particular description of said land.

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13. **VINTAGE OAKS AT THE VINEYARD, UNIT 13:** ALL TRACTS or parcels of land, together with the improvements and appurtenances belonging thereto, lying and being in Comal County, Texas, as shown on a plat of survey for Vintage Oaks at the Vineyard, Unit 13 a copy of which plat was recorded at Comal County Clerk's Document #201606041095, Official Real Property Records of Comal County, Texas and to which plat reference is hereby made for a more particular description of said land.
14. **VINTAGE OAKS AT THE VINEYARD, UNIT 14:** ALL TRACTS or parcels of land, together with the improvements and appurtenances belonging thereto, lying and being in Comal County, Texas, as shown on a plat of survey for Vintage Oaks at the Vineyard, Unit 14 a copy of which plat was recorded at Comal County Clerk's Document #201706006744, Official Real Property Records of Comal County, Texas and to which plat reference is hereby made for a more particular description of said land.
15. **VINTAGE OAKS AT THE VINEYARD, UNIT 15:** ALL TRACTS or parcels of land, together with the improvements and appurtenances belonging thereto, lying and being in Comal County, Texas, as shown on a plat of survey for Vintage Oaks at the Vineyard, The Grove, Unit 15 a copy of which plat was recorded at Comal County Clerk's Document #201706006749, Official Real Property Records of Comal County, Texas and to which plat reference is hereby made for a more particular description of said land.
16. **VINTAGE OAKS AT THE VINEYARD, UNIT 16:** ALL TRACTS or parcels of land, together with the improvements and appurtenances belonging thereto, lying and being in Comal County, Texas, as shown on a plat of survey for Vintage Oaks at the Vineyard, Unit 16 a copy of which plat was recorded at Comal County Clerk's Document #201706026888, Official Real Property Records of Comal County, Texas and to which plat reference is hereby made for a more particular description of said land.
17. **VINTAGE OAKS AT THE VINEYARD, UNIT 17:** ALL TRACTS or parcels of land, together with the improvements and appurtenances belonging thereto, lying and being in Comal County, Texas, as shown on a plat of survey for Vintage Oaks at the Vineyard, The Grove, Unit 17 a copy of which plat was recorded at Comal County Clerk's Document #201706036819, Official Real Property Records of Comal County, Texas and to which plat reference is hereby made for a more particular description of said land.
18. **VINTAGE OAKS AT THE VINEYARD, UNIT 18:** ALL TRACTS or parcels of land, together with the improvements and appurtenances belonging thereto, lying and being in Comal County, Texas, as shown on a plat of survey for Vintage Oaks at the Vineyard, The Grove, Unit 18 a copy of which plat was recorded at Comal County Clerk's Document #201806005052, Official Real Property Records of Comal County, Texas and to which plat reference is hereby made for a more particular description of said land.
19. **VINTAGE OAKS AT THE VINEYARD, UNIT 19:** ALL TRACTS or parcels of land, together with the improvements and appurtenances belonging thereto, lying and being

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in Comal County, Texas, as shown on a plat of survey for Vintage Oaks at the Vineyard, The Grove, Unit 19 a copy of which plat was recorded at Comal County Clerk's Document #201806006077, Official Real Property Records of Comal County, Texas and to which plat reference is hereby made for a more particular description of said land.

20. **VINTAGE OAKS AT THE VINEYARD, UNIT 20:** ALL TRACTS or parcels of land, together with the improvements and appurtenances belonging thereto, lying and being in Comal County, Texas, as shown on a plat of survey for Vintage Oaks at the Vineyard, The Grove, Unit 20 a copy of which plat was recorded at Comal County Clerk's Document #201806019282, Official Real Property Records of Comal County, Texas and to which plat reference is hereby made for a more particular description of said land.
21. **VINTAGE OAKS AT THE VINEYARD, UNIT 21:** ALL TRACTS or parcels of land, together with the improvements and appurtenances belonging thereto, lying and being in Comal County, Texas, as shown on a plat of survey for Vintage Oaks at the Vineyard, The Grove, Unit 21 a copy of which plat was recorded at Comal County Clerk's Document #201806030248, Official Real Property Records of Comal County, Texas and to which plat reference is hereby made for a more particular description of said land.
22. **VINTAGE OAKS AT THE VINEYARD, UNIT 22:** ALL TRACTS or parcels of land, together with the improvements and appurtenances belonging thereto, lying and being in Comal County, Texas, as shown on a plat of survey for Vintage Oaks at the Vineyard, The Grove, Unit 22 a copy of which plat was recorded at Comal County Clerk's Document #201806032357, Official Real Property Records of Comal County, Texas and to which plat reference is hereby made for a more particular description of said land.
23. **VINTAGE OAKS AT THE VINEYARD, UNIT 23:** ALL TRACTS or parcels of land, together with the improvements and appurtenances belonging thereto, lying and being in Comal County, Texas, as shown on a plat of survey for Vintage Oaks at the Vineyard, The Grove, Unit 23 a copy of which plat was recorded at Comal County Clerk's Document #201906007202, Official Real Property Records of Comal County, Texas and to which plat reference is hereby made for a more particular description of said land.
24. **VINTAGE OAKS AT THE VINEYARD, UNIT 24:** ALL TRACTS or parcels of land, together with the improvements and appurtenances belonging thereto, lying and being in Comal County, Texas, as shown on a plat of survey for Vintage Oaks at the Vineyard, The Grove, Unit 24 a copy of which plat was recorded at Comal County Clerk's Document #201906011302, Official Real Property Records of Comal County, Texas and to which plat reference is hereby made for a more particular description of said land.
25. **VINTAGE OAKS AT THE VINEYARD, UNIT 25:** ALL TRACTS or parcels of land, together with the improvements and appurtenances belonging thereto, lying and being in Comal County, Texas, as shown on a plat of survey for Vintage Oaks at the Vineyard, The Grove, Unit 25 a copy of which plat was recorded at Comal County Clerk's

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Document #201906013327, Official Real Property Records of Comal County, Texas and to which plat reference is hereby made for a more particular description of said land.

26. **VINTAGE OAKS AT THE VINEYARD, UNIT 26:** ALL TRACTS or parcels of land, together with the improvements and appurtenances belonging thereto, lying and being in Comal County, Texas, as shown on a plat of survey for Vintage Oaks at the Vineyard, The Grove, Unit 26 a copy of which plat was recorded at Comal County Clerk's Document #201906028631, Official Real Property Records of Comal County, Texas and to which plat reference is hereby made for a more particular description of said land.
27. **VINTAGE OAKS AT THE VINEYARD, UNIT 27:** ALL TRACTS or parcels of land, together with the improvements and appurtenances belonging thereto, lying and being in Comal County, Texas, as shown on a plat of survey for Vintage Oaks at the Vineyard, The Grove, Unit 27 a copy of which plat was recorded at Comal County Clerk's Document #202006030773, Official Real Property Records of Comal County, Texas and to which plat reference is hereby made for a more particular description of said land.
28. **VINTAGE OAKS AT THE VINEYARD, UNIT 28:** ALL TRACTS or parcels of land, together with the improvements and appurtenances belonging thereto, lying and being in Comal County, Texas, as shown on a plat of survey for Vintage Oaks at the Vineyard, The Grove, Unit 28 a copy of which plat was recorded at Comal County Clerk's Document #202006037730, Official Real Property Records of Comal County, Texas and to which plat reference is hereby made for a more particular description of said land.
29. **VINTAGE OAKS AT THE VINEYARD, UNIT 29:** ALL TRACTS or parcels of land, together with the improvements and appurtenances belonging thereto, lying and being in Comal County, Texas, as shown on a plat of survey for Vintage Oaks at the Vineyard, The Grove, Unit 29 a copy of which plat was recorded at Comal County Clerk's Document #202106058260, Official Real Property Records of Comal County, Texas and to which plat reference is hereby made for a more particular description of said land.
30. **VINTAGE OAKS AT THE VINEYARD, UNIT 30:** ALL TRACTS or parcels of land, together with the improvements and appurtenances belonging thereto, lying and being in Comal County, Texas, as shown on a plat of survey for Vintage Oaks at the Vineyard, The Grove, Unit 30 a copy of which plat was recorded at Comal County Clerk's Document #202206007284, Official Real Property Records of Comal County, Texas and to which plat reference is hereby made for a more particular description of said land.

RECORDING DATA FOR THE DECLARATION AND RELATED DOCUMENTS

31. Declaration of Covenants, Conditions and Restrictions – Vintage Oaks at the Vineyard, recorded as Document No. 200706000771, Official Public Records of Comal County, Texas.

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32. Supplemental Declaration of Covenants, Conditions and Restrictions – Vintage Oaks at the Vineyard Unit One, recorded as Document No. 200706000772, Official Public Records of Comal County, Texas.
33. First Amendment to the First Supplemental Declaration of Covenants, Conditions and Restrictions – Vintage Oaks at the Vineyard Unit One, recorded as Document No. 200706015464, Official Public Records of Comal County, Texas.
34. Second Amendment to the First Supplemental Declaration of Covenants, Conditions and Restrictions – Vintage Oaks at the Vineyard Unit One, recorded as Document No. 200706027104, Official Public Records of Comal County, Texas.
35. Supplemental Declaration of Covenants, Conditions and Restrictions – Vintage Oaks at the Vineyard Unit Two, recorded as Document No. 200706040721, Official Public Records of Comal County, Texas.
36. First Amendment to Declaration of Covenants, Conditions and Restrictions – Vintage Oaks at the Vineyard, recorded as Document No. 201106044284, Official Public Records of Comal County, Texas.
37. Supplemental Declaration of Covenants, Conditions and Restrictions – Vintage Oaks at the Vineyard Unit Three, recorded as Document No. 201206037003, Official Public Records of Comal County, Texas.
38. Fourth Supplemental Declaration of Covenants, Conditions and Restrictions – Vintage Oaks at the Vineyard Unit Four, recorded as Document No. 201206041113, Official Public Records of Comal County, Texas.
39. Fifth Supplemental Declaration of Covenants, Conditions and Restrictions – Vintage Oaks at the Vineyard Unit Five, recorded as Document No. 201306039084, Official Public Records of Comal County, Texas.
40. First Amended Fifth Supplemental Declaration of Covenants, Conditions and Restrictions – Vintage Oaks at the Vineyard Unit Five, recorded as Document No. 201306042081, Official Public Records of Comal County, Texas.
41. Sixth Supplemental Declaration of Covenants, Conditions and Restrictions – Vintage Oaks at the Vineyard Unit 6, recorded as Document No. 201306051741, Official Public Records of Comal County, Texas.
42. Second Amendment to Declaration of Covenants, Conditions and Restrictions – Vintage Oaks at the Vineyard, recorded as Document No. 201406032083, Official Public Records of Comal County, Texas.

43. Seventh Supplemental Declaration of Covenants, Conditions and Restrictions – Vintage Oaks at the Vineyard, Unit 7, recorded as Document No. 201406006128, Official Public Records of Comal County, Texas.
44. Eighth Supplemental Declaration of Covenants, Conditions and Restrictions – Vintage Oaks at the Vineyard, Unit 8, recorded as Document No. 201405026570, Official Public Records of Comal County, Texas.
45. Ninth Supplemental Declaration of Covenants, Conditions and Restrictions – Vintage Oaks at the Vineyard, Unit 9, recorded as Document No. 201506012054, Official Public Records of Comal County, Texas.
46. Tenth Supplemental Declaration of Covenants, Conditions and Restrictions – Vintage Oaks at the Vineyard, Unit 10, recorded as Document No. 201506042121, Official Public Records of Comal County, Texas.
47. Eleventh Supplemental Declaration of Covenants, Conditions and Restrictions – Vintage Oaks at the Vineyard, Unit 11, recorded as Document No. 20150604349, Official Public Records of Comal County, Texas.
48. Third Amendment to Declaration of Covenants, Conditions and Restrictions – Vintage Oaks at the Vineyard, recorded as Document No. 201606000890, Official Public Records of Comal County, Texas.
49. Amended and Restated Architectural and Site Design Guidelines, recorded as Document No. 201606034595, Official Public Records of Comal County, Texas.
50. Twelfth Supplement to Declaration of Covenants, Conditions and Restrictions for Vintage Oaks at the Vineyard, Unit 12, recorded as Document No. 201606024016, Official Public Records of Comal County, Texas.
51. Thirteenth Supplement to Declaration of Covenants, Conditions and Restrictions for Vintage Oaks at the Vineyard, Unit 13, recorded as Document No. 201606045633, Official Public Records of Comal County, Texas.
52. Fourth Amendment to Declaration of Covenants, Conditions and Restrictions – Vintage Oaks at the Vineyard, recorded as Document No. 201706028668, Official Public Records of Comal County, Texas.
53. Supplement to Amended and Restated Architectural and Site Design Guidelines, recorded as Document No. 201706050104 Official Public Records of Comal County, Texas.

54. Amendment to Supplemental Declarations of Covenants, Conditions and Restrictions – Vintage Oaks at the Vineyard [Units 1, 2, 4, 5, 6, 8, 9, 10, & 11], recorded as Document No. 201706028671, Official Public Records of Comal County, Texas.
55. Secretary’s Certificate – Property Owner’s Association of Vintage Oaks Inc. Amended Fine and Enforcement Policy, recorded as Document No. 201706038551, Official Public Records of Comal County, Texas.
56. Secretary’s Certificate – Property Owner’s Association of Vintage Oaks Inc. Property Owners Association of Vintage Oaks, Inc. Assessment Collection Policy, recorded as Document No. 201706050096, Official Public Records of Comal County, Texas.
57. Secretary’s Certificate – Property Owner’s Association of Vintage Oaks Inc. Property Owners Association of Vintage Oaks, Inc. Fireworks Policy, recorded as Document No. 201706050099, Official Public Records of Comal County, Texas.
58. Fourteenth Supplement to Declaration of Covenants, Conditions and Restrictions for Vintage Oaks at the Vineyard, Unit 14, recorded as Document No. 201706007697, Official Public Records of Comal County, Texas.
59. Fifteenth Supplement to Declaration of Covenants, Conditions and Restrictions for Vintage Oaks at the Vineyard, Unit 15, recorded as Document No. 201706008104, Official Public Records of Comal County, Texas.
60. Sixteenth Supplement to Declaration of Covenants, Conditions and Restrictions for Vintage Oaks at the Vineyard, Unit 16, recorded as Document No. 201706027258, Official Public Records of Comal County, Texas.
61. Revised Fourth Amendment to Declaration of Covenants, Conditions and Restrictions for Vintage Oaks at the Vineyard, recorded under Document No. 201706014965 in the Official Public Records of Comal County, Texas, with a recording date of March 30, 2017.
62. Fourth [Fifth] Amendment to Declaration of Covenants, Conditions and Restrictions for Vintage Oaks at the Vineyard, recorded under Document No. 201706028668 in the Official Public Records of Comal County, Texas.
63. Seventeenth Supplement to Declaration of Covenants, Conditions and Restrictions for Vintage Oaks at the Vineyard, Unit 17, recorded as Document No. 201706037155, Official Public Records of Comal County, Texas.
64. Non-Material Correction Instrument – Vintage Oaks at the Vineyard Amendment to Declaration of Covenants, Conditions and Restrictions, recorded as Document No. 201806013767, Official Public Records of Comal County, Texas.

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65. Eighteenth Supplement to Declaration of Covenants, Conditions and Restrictions for Vintage Oaks at the Vineyard, Unit 18, recorded as Document No. 201806005728, Official Public Records of Comal County, Texas.
66. Vintage Oaks at the Vineyard First Amendment to Eighteenth Supplement to Declaration of Covenants, Conditions and Restrictions, Unit 18, recorded as Document No. 201806021323, Official Public Records of Comal County, Texas.
67. Nineteenth Supplement to Declaration of Covenants, Conditions and Restrictions for Vintage Oaks at the Vineyard, Unit 19, recorded as Document No. 201806006130, Official Public Records of Comal County, Texas
68. Vintage Oaks at the Vineyard First Amendment to Nineteenth Supplement to Declaration of Covenants, Conditions and Restrictions, Unit 19, recorded as Document No. 201806021325, Official Public Records of Comal County, Texas.
69. Twentieth Supplement to Declaration of Covenants, Conditions and Restrictions for Vintage Oaks at the Vineyard, Unit 20, recorded as Document No. 201806020106, Official Public Records of Comal County, Texas.
70. Twenty-First Supplement to Declaration of Covenants, Conditions and Restrictions for Vintage Oaks at the Vineyard, Unit 21, recorded as Document No. 201806030528, Official Public Records of Comal County, Texas.
71. Twenty-Second Supplement to Declaration of Covenants, Conditions and Restrictions for Vintage Oaks at the Vineyard, Unit 22, recorded as Document No. 201806033120, Official Public Records of Comal County, Texas.
72. Twenty-Third Supplement to Declaration of Covenants, Conditions and Restrictions for Vintage Oaks at the Vineyard, Unit 23, recorded as Document No. 201906007292, Official Public Records of Comal County, Texas.
73. Twenty-Fourth Supplement to Declaration of Covenants, Conditions and Restrictions for Vintage Oaks at the Vineyard, Unit 24, recorded as Document No. 201906011867, Official Public Records of Comal County, Texas
74. Twenty-Fifth Supplement to Declaration of Covenants, Conditions and Restrictions for Vintage Oaks at the Vineyard, Unit 25, recorded as Document No. 201906013760, Official Public Records of Comal County, Texas.
75. Twenty-Sixth Supplement to Declaration of Covenants, Conditions and Restrictions for Vintage Oaks at the Vineyard, Unit 26, recorded as Document No. 201906032537, Official Public Records of Comal County, Texas.

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76. Twenty-Seventh Supplement to Declaration of Covenants, Conditions and Restrictions for Vintage Oaks at the Vineyard, Unit 27, recorded as Document No. 202006033902, Official Public Records of Comal County, Texas.
77. Twenty-Eighth Supplement to Declaration of Covenants, Conditions and Restrictions for Vintage Oaks at the Vineyard, Unit 28, recorded as Document No. 202006038426, Official Public Records of Comal County, Texas.
78. Vintage Oaks at the Vineyard – Supplemental Policies and Rules Adopted Pursuant to the 2021 Legislative Session, recorded as Document No. 202106055905, Official Public Records of Comal County, Texas.
79. Vintage Oaks at the Vineyard – Amendment to Supplemental Declaration of Covenants, Conditions and Restrictions for Vintage Oaks at the Vineyard [Units 1, 2 & 4], recorded as Document No. 202106061667, Official Public Records of Comal County, Texas.
80. Fourth Amended and Restated Adoption of Working Capital Assessment, recorded as Document No. 202206000436, Official Public Records of Comal County, Texas.
81. Vintage Oaks at the Vineyard – Gated Roadway Construction Fee [Units 1, 2, 4, & 16], recorded as Document No. 202206002224, Official Public Records of Comal County, Texas.
82. Amended and Restated Declaration of Covenants, Conditions and Restrictions for Vintage Oaks at the Vineyard, recorded as Document No. 202206028966, Official Public Records of Comal County, Texas.
83. Vintage Oaks at the Vineyard [The Grove] – Amended and Restated Design Guidelines, recorded as Document No. 202206029755, Official Public Records of Comal County, Texas.
84. Vintage Oaks at the Vineyard – Second Amended and Restated Architectural and Site Design Guidelines, recorded as Document No. 202206029763, Official Public Records of Comal County, Texas.
85. Declarant Appointment of Directors – Vintage Oaks, recorded as Document No. 202206033197, Official Public Records of Comal County, Texas.
86. Vintage Oaks at the Vineyard Amendment to Supplemental Declaration of Covenants, Conditions and Restrictions for Vintage Oaks at the Vineyard [Units 1 through 30], recorded as Document No. 202206033204, Official Public Records of Comal County, Texas.
87. First Amendment to Amended and Restated Declaration of Covenants, Conditions and Restrictions for Vintage Oaks at the Vineyard, recorded as Document No. 202206040111,

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and corrected in Document No. 202206040287 Official Public Records of Comal County, Texas.

88. Vintage Oaks Leasing Policy, recorded as Document No. 202206040110, Official Public Records of Comal County, Texas.
89. Notice of Filing of Certificate of Formation – Property Owners Association of Vintage Oaks, Inc., recorded as Document No. 202206040190, Official Public Records of Comal County, Texas.
90. Vintage Oaks – Second Supplement to Third Amended and Restated Architectural and Site Design Guidelines, recorded as Document No. 202506002038, Official Public Records of Comal County, Texas.
91. Vintage Oaks – Restated Investment Policy, recorded as Document No. 202506007058, Official Public Records of Comal County, Texas.

**Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
03/17/2025 10:44:07 AM
MARY 13 Pages(s)
202506007480**



Bobbie Koepp