

**MANAGEMENT CERTIFICATE**  
**OAK CREEK ESTATES MASTER COMMUNITY, INC.**

The undersigned, being an officer of Oak Creek Estates Master Community, 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: Oak Creek Estates.
2. The name of the Association: Oak Creek Estates Master Community, Inc.
3. The recording data for the subdivision: See Exhibit A.
4. The recording data for the Covenant with any amendments and/or supplements to the Covenant: See Exhibit A.
5. The name and mailing address of the Association: Oak Creek Estates Master Community, 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.oakcreekestatesowners.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.

Working Capital:\*\* \$484.00.

\*\*Working Capital is the Annual Assessment Amount.

ACKNOWLEDGEMENT

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

OAK CREEK ESTATES MASTER COMMUNITY, INC.  
a Texas nonprofit corporation

By: 

Name: LAURA FICCO

Title: PRESIDENT

STATE OF TEXAS

§

§

COUNTY OF Comal

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This instrument was acknowledged before me on the 3 day of December, 2025, by Laura Ficco, the Authorized Agent of Oak Creek Estates Master Community, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

(SEAL)



Heidi Krasner  
Notary Public Signature

AFTER RECORDING RETURN TO:

WINSTEAD PC

600 W. 5<sup>th</sup> Street, Suite 900

Austin, Texas 78701

[avaldes@winstead.com](mailto:avaldes@winstead.com)

## **EXHIBIT A**

### **RECORDING DATA FOR THE SUBDIVISION**

1. Property described by metes and bounds on Exhibit "A" attached to the "Master Covenant Oak Creek Estates" recorded in the Official Public Records of Real Property of Comal County, Texas under Clerk's File No. 200806043736.
2. Oak Creek Estates, Phase IA, a subdivision in Comal County, Texas, according to the map or plat thereof, recorded under Document No. 200706004327 of the Map Records of Comal County, Texas.
3. Oak Creek Estates, Phase IB, a subdivision in Comal County, Texas, according to the map or plat thereof, recorded under Document No. 200706004819 of the Map Records of Comal County, Texas and all amendments to or replats of said maps or plats, if any.
4. Oak Creek Estates, Phase IIA, a subdivision in Comal County, Texas, according to the map or plat thereof, recorded under Document No. 201206040380 of the Map Records of Comal County, Texas.

### **RECORDING DATA FOR THE COVENANT AND RELATED DOCUMENTS**

1. Master Covenant for Oak Creek Estates, recorded on December 3, 2008 under Document No. 200806043736, Official Public Records of Comal County, Texas
2. First [SECOND] Amendment to Master Covenant for Oak Creek Estates, recorded on April 26, 2017 under Document No. 201706022329, Official Public Records of Comal County, Texas
3. First Amendment to Master Covenant for Oak Creek Estates, recorded on December 15, 2017 under Document No. 201706054264, Official Public Records of Comal County, Texas
4. Third Amendment to Master Covenant for Oak Creek Estates, recorded on November 19, 2019 under Document No. 201906041791, Official Public Records of Comal County, Texas
5. Notice of Applicability for Oak Creek Estates [Phase I], recorded on December 3, 2008 under Document No. 200806043743, Official Public Records of Comal County, Texas
6. Development Area Declaration for Oak Creek Estates [Phase I], recorded on December 3, 2008 under Document No. 200806043744, Official Public Records of Comal County, Texas

7. Community Manual for Oak Creek Estates Master Community, Inc., recorded on December 27, 2011 under Document No. 201106044353, Official Public Records of Comal County, Texas
8. Oak Creek Estates Supplement to Community Manual, recorded on December 27, 2015 under Document No. 201506039242, Official Public Records of Comal County, Texas
9. Notice of Applicability for Oak Creek Estates [Phase II B], recorded on September 26, 2013 under Document No. 201306041357, Official Public Records of Comal County, Texas
10. Notice of Applicability for Oak Creek Estates [Phase II C], recorded on December 23, 2015 under Document No. 201506050962, Official Public Records of Comal County, Texas
11. Notice of Applicability for Oak Creek Estates [Unit 5A], recorded on September 25, 2018 under Document No. 201806037755, Official Public Records of Comal County, Texas
12. Notice of Applicability for Oak Creek Estates [Unit 5B], recorded on March 5, 2019 under Document No. 201906007477, Official Public Records of Comal County, Texas
13. Notice of Applicability of and Addition of Land to Oak Creek Estates Master Covenant and Development Area Declaration [Phase 1] [Unit 4], recorded on January 7, 2022 under Document No. 202206001170, Official Public Records of Comal County, Texas
14. Design Guidelines Oak Creek Estates, recorded on December 22, 2008 under Document No. 200806045385, Official Public Records of Comal County, Texas
15. First Amendment to Design Guidelines Oak Creek Estates, recorded on March 30, 2020 under Document No. 202006011956, Official Public Records of Comal County, Texas
16. Oak Creek Estates Amended and Restated Community Manual, recorded on April 25, 2017 under Document No. 20170602230, Official Public Records of Comal County, Texas
17. Oak Creek Estates Supplement to Amended and Restated Community Manual, recorded on August 30, 2022 under Document No. 202206038935, Official Public Records of Comal County, Texas
18. Oak Creek Estates Supplement to Amended and Restated Community Manual, recorded on July 11, 2023 under Document No. 202306021860, Official Public Records of Comal County, Texas

19. Oak Creek Estates Supplemental Policies, recorded on September 30, 2024 under Document No. 202406029740, Official Public Records of Comal County, Texas
20. Oak Creek Estates Supplemental Policies, recorded on November 18, 2025 under Document No. 202506036831, Official Public Records of Comal County, Texas

**Filed and Recorded**  
**Official Public Records**  
**Bobbie Koepp, County Clerk**  
**Comal County, Texas**  
**12/03/2025 11:29:39 AM**  
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*Bobbie Koepp*