

**PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE  
for  
MYSTIC SHORES PROPERTY OWNERS ASSOCIATION**

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THE STATE OF TEXAS       §  
  §  
COUNTY OF COMAL       §

The undersigned, being the Managing Agent for Mystic Shores Property Owners Association, a non-profit corporation ("Association") organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code which supersedes any prior Management Certificate filed by the Association:

1. Name of Subdivision: The name of the subdivision is Mystic Shores.
2. Name of Association: The name of the Association is Mystic Shores Property Owners Association.
3. Recording Data for the Subdivision:
  - a. Mystic Shores Unit One, a subdivision in Comal County, Texas according to the map or plat thereof recorded in Volume 13, Pages 202-211 of the Plat Records of Comal County, Texas, and all amendments to or replats of said maps or plats, if any.
  - b. Mystic Shores Unit Two, a subdivision in Comal County, Texas according to the map or plat thereof recorded in Volume 13, Pages 270-273 of the Plat Records of Comal County, Texas, and all amendments to or replats of said maps or plats, if any.
  - c. Mystic Shores Unit Three, a subdivision in Comal County, Texas according to the map or plat thereof recorded in Volume 13, Pages 362-370 of the Plat Records of Comal County, Texas, and all amendments to or replats of said maps or plats, if any.
  - d. Mystic Shores Unit Four, a subdivision in Comal County, Texas according to the map or plat thereof recorded in Volume 13, Pages 393-397 of the Plat Records of Comal County, Texas, and all amendments to or replats of said maps or plats, if any.
  - e. Mystic Shores Unit Five, a subdivision in Comal County, Texas according to the map or plat thereof recorded in Volume 14, Pages 4-7 of the Plat Records of Comal County, Texas, and all amendments to or replats of said maps or plats, if any.
  - f. Mystic Shores Unit Six, a subdivision in Comal County, Texas according to the map or plat thereof recorded in Volume 14, Pages 86-87 of the Plat Records of Comal County, Texas, and all amendments to or replats of said maps or plats, if any.

- g. Mystic Shores Unit Seven, a subdivision in Comal County, Texas according to the map or plat thereof recorded in Volume 14, Pages 91-95 of the Plat Records of Comal County, Texas, and all amendments to or replats of said maps or plats, if any.
- h. Mystic Shores Unit Eight, a subdivision in Comal County, Texas according to the map or plat thereof recorded in Volume 14, Pages 150-155 of the Plat Records of Comal County, Texas, and all amendments to or replats of said maps or plats, if any.
- i. Mystic Shores Unit Nine, a subdivision in Comal County, Texas according to the map or plat thereof recorded in Volume 14, Pages 157-159 of the Plat Records of Comal County, Texas, and all amendments to or replats of said maps or plats, if any.
- j. Mystic Shores Unit Ten, a subdivision in Comal County, Texas according to the map or plat thereof recorded in Volume 14, Pages 353-358 of the Plat Records of Comal County, Texas, and all amendments to or replats of said maps or plats, if any.
- k. Mystic Shores Unit Eleven, a subdivision in Comal County, Texas according to the map or plat thereof recorded in Volume 15, Pages 40-49 of the Plat Records of Comal County, Texas, and all amendments to or replats of said maps or plats, if any.
- l. Mystic Shores Unit Twelve, a subdivision in Comal County, Texas according to the map or plat thereof recorded in Volume 15, Pages 162-176 of the Plat Records of Comal County, Texas, and all amendments to or replats of said maps or plats, if any.
- m. Mystic Shores Unit Thirteen, a subdivision in Comal County, Texas according to the map or plat thereof recorded in Volume 15, Pages 306-311 of the Plat Records of Comal County, Texas, and all amendments to or replats of said maps or plats, if any.
- n. Mystic Shores Unit Fourteen, a subdivision in Comal County, Texas according to the map or plat thereof recorded in Volume 15, Pages 348-362 of the Plat Records of Comal County, Texas, and all amendments to or replats of said maps or plats, if any.
- o. Mystic Shores Unit Fifteen, a subdivision in Comal County, Texas according to the map or plat thereof recorded in Volume 15, Pages 376-377 of the Plat Records of Comal County, Texas, and all amendments to or replats of said maps or plats, if any.
- p. Mystic Shores Unit Sixteen, a subdivision in Comal County, Texas according to the map or plat thereof recorded under Clerk's File No. 200606022554 of the Plat Records of Comal County, Texas, and all amendments to or replats of said maps or plats, if any.
- q. Mystic Shores Unit Seventeen, a subdivision in Comal County, Texas according to the map or plat thereof recorded under Clerk's File No. 200606022555 of the Plat Records of Comal County, Texas, and all amendments to or replats of said maps or plats, if any.
- r. Mystic Shores Unit Eighteen, a subdivision in Comal County, Texas according to the map or plat thereof recorded under Clerk's File

- No. 200606046242 of the Plat Records of Comal County, Texas, and all amendments to or replats of said maps or plats, if any.
- s. Mystic Shores Unit Nineteen, a subdivision in Comal County, Texas according to the map or plat thereof recorded under Clerk's File No. 200606046241 of the Plat Records of Comal County, Texas, and all amendments to or replats of said maps or plats, if any.
  - t. Mystic Shores Unit Twenty, a subdivision in Comal County, Texas according to the map or plat thereof recorded under Clerk's File No. 200706008309 of the Plat Records of Comal County, Texas, and all amendments to or replats of said maps or plats, if any.
  - u. Mystic Shores Unit Twenty-One, a subdivision in Comal County, Texas according to the map or plat thereof recorded under Clerk's File No. 200706015710 of the Plat Records of Comal County, Texas, and all amendments to or replats of said maps or plats, if any.
  - v. The Peninsula at Mystic Shores Unit One, a subdivision in Comal County, Texas according to the map or plat thereof recorded in Volume 14, Pages 8-11 of the Plat Records of Comal County, Texas, and all amendments to or replats of said maps or plats, if any.
  - w. The Peninsula at Mystic Shores Unit Two, a subdivision in Comal County, Texas according to the map or plat thereof recorded in Volume 14, Pages 368-370 and under Clerk's File No. 200406017657 of the Plat Records of Comal County, Texas, and all amendments to or replats of said maps or plats, if any.
  - x. The Peninsula at Mystic Shores Unit Three, a subdivision in Comal County, Texas according to the map or plat thereof recorded in Volume 15, Pages 154-159 and under Clerk's File No. 200706022314 of the Plat Records of Comal County, Texas, and all amendments to or replats of said maps or plats, if any.
  - y. The Peninsula at Mystic Shores Unit Four, a subdivision in Comal County, Texas according to the map or plat thereof recorded in Volume 15, Pages 324-329 of the Plat Records of Comal County, Texas, and all amendments to or replats of said maps or plats, if any.
  - z. River's Edge at Mystic Shores Unit One, a subdivision in Comal County, Texas according to the map or plat thereof recorded in Volume 14, Pages 275-277 of the Plat Records of Comal County, Texas, and all amendments to or replats of said maps or plats, if any.

4. Recording Data for the Declaration:\*

- a. Documents:
  - (1) Declaration of Covenants, Conditions and Restrictions for Mystic Shores.

- (2) Supplemental Declaration of Covenants, Conditions and Restrictions for Mystic Shores.
- (3) Second Supplemental Declaration of Covenants, Conditions and Restrictions Mystic Shores.
- (4) Declaration of Covenants, Conditions and Restrictions for Mystic Shores Unit One.
- (5) First Amendment to Declarations of Covenants, Conditions and Restrictions Mystic Shores, Unit One.
- (6) Second Amendment to Declarations of Covenants, Conditions and Restrictions Mystic Shores, Unit One.
- (7) Third Amendment to Declarations of Covenants, Conditions and Restrictions Mystic Shores, Unit One.
- (8) Fourth Amendment to Declarations of Covenants, Conditions and Restrictions Mystic Shores, Unit One.
- (9) Fifth Amendment to Declaration of Covenants, Conditions and Restrictions for Mystic Shores Unit One.
- (10) Declaration of Covenants, Conditions and Restrictions Mystic Shores Unit Two.
- (11) First Amendment to Declarations of Covenants, Conditions and Restrictions Mystic Shores, Unit Two.
- (12) Second Amendment to Declarations of Covenants, Conditions and Restrictions Mystic Shores, Unit Two.
- (13) Third Amendment to the Declaration of Covenants, Conditions and Restrictions for Mystic Shores Unit Two.
- (14) Declaration of Covenants, Conditions and Restrictions Mystic Shores Unit Three.
- (15) First Amendment to Declarations of Covenants, Conditions and Restrictions Mystic Shores, Unit Three.
- (16) Second Amendment to Declarations of Covenants, Conditions and Restrictions Mystic Shores, Unit Three.
- (17) Third Amendment to Declarations of Covenants, Conditions and Restrictions Mystic Shores, Unit Three.
- (18) Fourth Amendment to the Declaration of Covenants, Conditions and Restrictions for Mystic Shores, Unit Three.
- (19) Declaration of Covenants, Conditions and Restrictions Mystic Shores Unit Four.
- (20) First Amendment to the Declaration of Covenants, Conditions and Restrictions for Mystic Shores, Unit Four.
- (21) Supplemental Declaration of Covenants, Conditions and Restrictions for River's Edge at Mystic Shores Unit One.
- (22) Declaration of Covenants, Conditions and Restrictions Mystic Shores Unit Six.
- (23) Third Amendment to the Declaration of Covenants, Conditions and Restrictions for Mystic Shores Unit Six.
- (24) Declaration of Covenants, Conditions and Restrictions Mystic Shores Unit Seven.

- (25) Supplemental Declaration of Covenants, Conditions and Restrictions for Mystic Shores Unit 8.
- (26) Amendment to the Supplemental Declaration of Covenants, Conditions and Restrictions for Mystic Shores Unit 8.
- (27) Second Amendment to the Declarations of Covenants, Conditions and Restrictions for Mystic Shores, Unit Eight.
- (28) Third Amendment to the Supplemental Declaration of Covenants, Conditions and Restrictions for Mystic Shores Unit Eight.
- (29) Supplemental Declaration of Covenants, Conditions and Restrictions for Mystic Shores Unit 9.
- (30) Amendment to the Supplemental Declaration of Covenants, Conditions and Restrictions for Mystic Shores Unit 9.
- (31) Supplemental Declaration of Covenants, Conditions and Restrictions for Mystic Shores Unit Ten.
- (32) Corrected Supplemental Declaration of Covenants, Conditions and Restrictions for Mystic Shores Unit Ten.
- (33) Supplemental Declaration of Covenants, Conditions and Restrictions for Mystic Shores Unit Eleven.
- (34) Corrected Supplemental Declaration of Covenants, Conditions and Restrictions for Mystic Shores Unit Eleven.
- (35) Supplemental Declaration of Covenants, Conditions and Restrictions for Mystic Shores Unit 12.
- (36) First Amendment to Declarations of Covenants, Conditions and Restrictions Mystic Shores, Unit Twelve.
- (37) Second Amendment to the Supplemental Declaration of Covenants, Conditions and Restrictions for Mystic Shores Unit Twelve.
- (38) Supplemental Declaration of Covenants, Conditions and Restrictions for Mystic Shores Unit Thirteen.
- (39) Supplemental Declaration of Covenants, Conditions and Restrictions for Mystic Shores Unit 14.
- (40) First Amendment to the Supplemental Declaration of Covenants, Conditions and Restrictions for Mystic Shores Unit Fourteen.
- (41) Supplemental Declaration of Covenants, Conditions and Restrictions for Mystic Shores Unit Fifteen.
- (42) Supplemental Declaration of Covenants, Conditions and Restrictions for Mystic Shores Unit Sixteen.
- (43) Supplemental Declaration of Covenants, Conditions and Restrictions for Mystic Shores Unit Seventeen.
- (44) Supplemental Declaration of Covenants, Conditions and Restrictions for Mystic Shores Unit Eighteen.
- (45) First Amendment to the Supplemental Declaration of Covenants, Conditions and Restrictions for Mystic Shores Unit Eighteen.

- (46) Supplemental Declaration of Covenants, Conditions and Restrictions for Mystic Shores Unit Nineteen.
- (47) Supplemental Declaration of Covenants, Conditions and Restrictions for Mystic Shores Unit Twenty.
- (48) First Amendment to the Supplemental Declaration of Covenants, Conditions and Restrictions for Mystic Shores Unit Twenty.
- (49) Supplemental Declaration of Covenants, Conditions and Restrictions for Mystic Shores Unit Twenty One.
- (50) First Amendment to the Supplemental Declaration of Covenants, Conditions and Restrictions for Mystic Shores Unit Twenty One.
- (51) Second Amendment to the Supplemental Declaration of Covenants, Conditions and Restrictions for Mystic Shores Unit Twenty One.
- (52) Third Amendment to the Supplemental Declaration of Covenants, Conditions and Restrictions for Mystic Shores Unit Twenty One.
- (53) Fourth Amendment to the Supplemental Declaration of Covenants, Conditions and Restrictions for Mystic Shores Unit Twenty One.
- (54) First Amendment to the Declaration of Covenants, Conditions and Restrictions for Mystic Shores and The Peninsula at Mystic Shores.
- (55) Declaration of Covenants, Conditions and Restrictions The Peninsula at Mystic Shores Unit One.
- (56) First Amendment to Declarations of Covenants, Conditions and Restrictions The Peninsula at Mystic Shores, Unit One.
- (57) Second Amendment to the Declaration of Covenants, Conditions and Restrictions for The Peninsula at Mystic Shores Unit One.
- (58) Supplemental Declaration of Covenants, Conditions and Restrictions for The Peninsula at Mystic Shores Unit Two.
- (59) First Amendment to Declarations of Covenants, Conditions and Restrictions The Peninsula at Mystic Shores, Unit Two.
- (60) Second Supplemental Declaration of Covenants, Conditions and Restrictions for The Peninsula at Mystic Shores Unit Two.
- (61) Supplemental Declaration of Covenants, Conditions and Restrictions for The Peninsula at Mystic Shores Unit Three.
- (62) First Amendment to Declarations of Covenants, Conditions and Restrictions The Peninsula at Mystic Shores, Unit Three.
- (63) Second Supplemental Declaration of Covenants, Conditions and Restrictions for The Peninsula at Mystic Shores Unit Three.
- (64) Supplemental Declaration of Covenants, Conditions and Restrictions for The Peninsula at Mystic Shores Unit Four.

- (65) Second Supplemental Declaration of Covenants, Conditions and Restrictions for The Peninsula at Mystic Shores Unit Four.

b. Recording Information:

- (1) Comal County Clerk's File No. 200206027138.
- (2) Comal County Clerk's File No. 200406026218.
- (3) Comal County Clerk's File No. 200506047021.
- (4) Comal County Clerk's File No. 200006009072.
- (5) Comal County Clerk's File No. 200006018213.
- (6) Comal County Clerk's File No. 200006018214.
- (7) Comal County Clerk's File No. 200106012303.
- (8) Comal County Clerk's File No. 200506013511.
- (9) Comal County Clerk's File No. 200906011409.
- (10) Comal County Clerk's File No. 200006025117.
- (11) Comal County Clerk's File No. 200006039630.
- (12) Comal County Clerk's File No. 200106012304.
- (13) Comal County Clerk's File No. 200906011410.
- (14) Comal County Clerk's File No. 200106008240.
- (15) Comal County Clerk's File No. 200106012305.
- (16) Comal County Clerk's File No. 200106023204.
- (17) Comal County Clerk's File No. 200506013510.
- (18) Comal County Clerk's File No. 200906011411.
- (19) Comal County Clerk's File No. 200106017570.
- (20) Comal County Clerk's File No. 200906011412.
- (21) Comal County Clerk's File No. 200306031397.
- (22) Comal County Clerk's File No. 200206007325.
- (23) Comal County Clerk's File No. 200906011413.
- (24) Comal County Clerk's File No. 200206006911.
- (25) Comal County Clerk's File No. 200206027139.
- (26) Comal County Clerk's File No. 200306001701.
- (27) Comal County Clerk's File No. 200506020153.
- (28) Comal County Clerk's File No. 200906011414.
- (29) Comal County Clerk's File No. 200206027140.
- (30) Comal County Clerk's File No. 200306001700.
- (31) Comal County Clerk's File No. 200406003368.
- (32) Comal County Clerk's File No. 200406014320.
- (33) Comal County Clerk's File No. 200406029506.
- (34) Comal County Clerk's File No. 200406032400.
- (35) Comal County Clerk's File No. 200506010449.
- (36) Comal County Clerk's File No. 200506020152.
- (37) Comal County Clerk's File No. 200906011415.
- (38) Comal County Clerk's File No. 200506037600.
- (39) Comal County Clerk's File No. 200506043503.
- (40) Comal County Clerk's File No. 200906011416.
- (41) Comal County Clerk's File No. 200506045750.

- (42) Comal County Clerk's File No. 200606022912.
- (43) Comal County Clerk's File No. 200606022911.
- (44) Comal County Clerk's File No. 200606046400.
- (45) Comal County Clerk's File No. 200906011417.
- (46) Comal County Clerk's File No. 200606046399.
- (47) Comal County Clerk's File No. 200706010633.
- (48) Comal County Clerk's File No. 200906011418.
- (49) Comal County Clerk's File No. 200706016486.
- (50) Comal County Clerk's File No. 200706023208.
- (51) Comal County Clerk's File No. 200706025607.
- (52) Comal County Clerk's File No. 200706027105.
- (53) Comal County Clerk's File No. 200706035787.
- (54) Comal County Clerk's File No. 200906011419.
- (55) Comal County Clerk's File No. 200106020807.
- (56) Comal County Clerk's File No. 200106034841.
- (57) Comal County Clerk's File No. 200906011405.
- (58) Comal County Clerk's File No. 200406007683.
- (59) Comal County Clerk's File No. 200506018509.
- (60) Comal County Clerk's File No. 200906011406.
- (61) Comal County Clerk's File No. 200506010450.
- (62) Comal County Clerk's File No. 200506018510.
- (63) Comal County Clerk's File No. 200906011407.
- (64) Comal County Clerk's File No. 200506040965.
- (65) Comal County Clerk's File No. 200906011408.

5. **Name and Mailing Address of the Association:** The name and mailing address of the Association is Mystic Shores Property Owners Association c/o Alamo Management Group, 2611 N. Loop 1604 W. Suite 100, San Antonio, Texas 78258.
6. **The Contact Information for the Association's Designated Representative:** The contact information of the designated representative of the Association is: Kayla Burgess, Director of Development, Alamo Management Group. **Address:** 2611 N. Loop 1604 W. Suite 100, San Antonio, Texas 78258. **Phone No.:** 1.210.485.4088. **Email Address:** info@alamomg.com.
7. **The Association's Dedicatory Instruments are Available to Members Online at:** <https://www.mysticshorespoa.com>
8. **The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:**

| Fee              | Amount   | Description   |
|------------------|----------|---|
| Transfer Fee     | \$250.00 | Collected at closing if the property actually transfers |
| Assessment Quote | \$100.00 | Verification of fees due to Association                 |

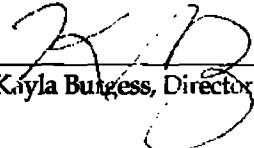


|                           |                                      |  |
|---------------------------|--------------------------------------|--|
| Rush (5 days)             | \$180.00*                            |  |
| Expedited (2 days)        | \$250.00*                            |  |
| Quote Update              | \$75.00                              | Optional: update to assessment quote within 30 days  |
| Resale Certificate        | \$250.00                             | Optional: package in compliance with Code  |
| Resale Certificate Update | \$75.00                              | Optional: update to resale certificate within 180 days   |
| Lender Questionnaire      | \$185.00                             | Optional: document requested by some lenders for loan  |
| Standard Response Time    | Amounts as above                     | No later than 10 business days - additional cost for assessment quotes/updates, resale certificates/updates, & lender questionnaires   |
| Rush Request              | \$100.00<br>(or other amount above*) | Optional: within 5 business days - additional cost for assessment quotes/updates, resale certificates/updates, & lender questionnaires |
| Expedited                 | \$200.00<br>(or other amount above*) | Optional: within 2 business days - additional cost for assessment quotes/updates, resale certificates/updates, & lender questionnaires |

Executed on this 20 day of April, 2022.

**MYSTIC SHORES PROPERTY OWNERS ASSOCIATION**

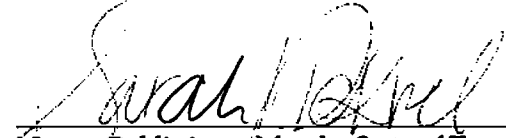
By: **Alamo Management Group, Managing Agent**

  
 Kayla Butgess, Director of Development

\*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the Subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

THE STATE OF TEXAS     §  
COUNTY OF Comal     §

BEFORE ME, the undersigned notary public, on this 20 day of April, 2022 personally appeared Kayla Burgess for Alamo Management Group, Managing Agent for Mystic Shores Property Owners Association, 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 in and for the State of Texas



Filed and Recorded  
Official Public Records  
Bobbie Koepp, County Clerk  
Comal County, Texas  
04/22/2022 11:36:06 AM  
CHRISTY 10 Pages(s)  
202206018898



*Bobbie Koepp*