

**MANAGEMENT CERTIFICATE**  
**THE CROSSING AT SPRING CREEK PROPERTY OWNERS ASSOCIATION**

The undersigned, being an officer of The Crossing at Spring Creek Property Owners Association (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: Crossing at Spring Creek.
2.     The name of the Association: The Crossing at Spring Creek Property Owners Association.
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: The Crossing at Spring Creek Property Owners Association, c/o The Neighborhood Company, 1118 Vintage Way, New Braunfels, Texas 78132.
6.     The name, mailing address, telephone number, and email address of the person managing the Association:  
  
          Name:                   The Neighborhood Company  
          Attn:                   Heidi Krasner  
          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.NeighborhoodCo.com
8.     Amount and description of fees related to property transfer in the subdivision:  
          The Association fees are in the following amounts:  
  
          Transfer Fee:               \$400.00.  
  
          Resale Certificate:       \$375.00.

[SIGNATURE PAGE FOLLOWS]

ACKNOWLEDGEMENT

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

THE CROSSING AT SPRING CREEK  
PROPERTY OWNERS ASSOCIATION, a Texas  
non-profit corporation

By: *Laura Ficco*  
Name: LAURA Ficco  
Title: PRESIDENT

STATE OF TEXAS                   §  
   §  
COUNTY OF Comal                   §

This instrument was acknowledged before me this 18 day of November, 2023  
by Laura Ficco Authorized Agent of The Crossing at Spring Creek Property Owners  
Association, a Texas non-profit corporation, on behalf of said non-profit 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

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## **EXHIBIT "A"**

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

1. The Crossing at Spring Creek – Plat [Unit-1], recorded Doc. No. 200506022918, Official Public Records of Comal County, Texas.
2. The Crossing at Spring Creek – Plat [Unit-2], recorded Doc. No. 200606001905, Official Public Records of Comal County, Texas.

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

1. The Crossing at Spring Creek – Declaration of Restrictive Covenants [Unit-1], recorded Doc. No. 200506023315, Official Public Records of Comal County, Texas.
2. The Crossing at Spring Creek – Declaration of Restrictive Covenants [Unit-2], recorded Doc. No. 200606003416, Official Public Records of Comal County, Texas.
3. The Crossing at Spring Creek – Bylaws, recorded Doc. No. 200506019493, Official Public Records of Comal County, Texas.
4. The Crossing at Spring Creek – First Amendment to the Bylaws, recorded Doc. No. 200906014042, Official Public Records of Comal County, Texas.
5. The Crossing at Spring Creek – Resolution of the Board of Directors Regarding Assessment Collections, recorded Doc. No. 200706043498, Official Public Records of Comal County, Texas.
6. The Crossing at Spring Creek – Notice of Dedicatory Instruments, recorded Doc. No. 201806046487, Official Public Records of Comal County, Texas.
7. The Crossing at Spring Creek – Supplemental Notice of Dedicatory Instruments, recorded Doc. No. 201906006434, Official Public Records of Comal County, Texas.
8. The Crossing at Spring Creek – Supplemental Notice of Dedicatory Instruments, recorded Doc. No. 202106053698, Official Public Records of Comal County, Texas.
9. The Crossing at Spring Creek – Variance, recorded Doc. No. 202206042993, Official Public Records of Comal County, Texas.
10. The Crossing at Spring Creek – Variance, recorded Doc. No. 202206006669, Official Public Records of Comal County, Texas.
11. The Crossing at Spring Creek – Affidavit for Filing Dedicatory Instruments, recorded Doc. No. 202306034618, Official Public Records of Comal County, Texas.

12. The Crossing at Spring Creek – Supplemental Policies [Legislative Updates], recorded Doc. No. 202406020301, Official Public Records of Comal County, Texas.

THE CROSSING AT SPRING CREEK PROPERTY OWNERS ASSOCIATION  
MANAGEMENT CERTIFICATE

4901-7466-4058v.2 70339-1 11/17/2025

**Filed and Recorded**  
**Official Public Records**  
**Bobbie Koepp, County Clerk**  
**Comal County, Texas**  
**11/18/2025 01:09:13 PM**  
**IRENE 4 Pages(s)**  
**202506036834**



*Bobbie Koepp*