

**MANAGEMENT CERTIFICATE**  
**MANOR CREEK HOMEOWNERS ASSOCIATION, INC.**

The undersigned, being an officer or managing agent of Manor Creek Homeowners Association, 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: Manor Creek.
2. The name of the Association: Manor Creek Homeowners Association, 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: Manor Creek Homeowners Association, 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 person managing the Association:

Name: The Neighborhood Company, LLC  
Attn: Community Manager  
Mailing Address: 1118 Vintage Way, New Braunfels, TX 78132  
Telephone Number: (830) 264-2454  
Email Address: Info@NeighborhoodCo.com

7. Website to access the Association's dedicatory instruments:  
www.manorcreekowners.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

[SIGNATURE PAGE FOLLOWS]

ACKNOWLEDGEMENT

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

MANOR CREEK HOMEOWNERS  
ASSOCIATION, INC., a Texas non-profit  
corporation

By:   
Name: LAURA FICCO  
Title: PRESIDENT/CEO

STATE OF TEXAS                   §  
   §  
COUNTY OF Cornwall       §

This instrument was acknowledged before me this 13 day of June, 2025  
by Laura Ficco Managing Agent of Manor Creek Homeowners Association, Inc., a  
Texas non-profit corporation, on behalf of said non-profit corporation.

[SEAL]



  
Notary Public Signature

AFTER RECORDING RETURN TO:  
WINSTEAD PC  
600 W. 5<sup>th</sup> Street, Suite 900  
Austin, Texas 78701  
avaldes@winstead.com

MANOR CREEK HOMEOWNERS ASSOCIATION, INC.  
MANAGEMENT CERTIFICATE

## **EXHIBIT "A"**

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

1. Manor Creek – Plat (Unit One), recorded as Document No. 200606053209, Official Public Records of Comal County, Texas.
2. Manor Creek – Plat (Unit 2A), recorded as Document No. 201006011627, Official Public Records of Comal County, Texas.
3. Manor Creek – Plat (Unit 2B), recorded as Document No. 201206017093, Official Public Records of Comal County, Texas.

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

1. Manor Creek – Declaration of Covenants, Conditions and Restrictions (Unit One), recorded as Document No. 200706038333, Official Public Records of Comal County, Texas.
2. Manor Creek – Declaration of Use Restrictions (Unit One), recorded as Document No. 200706038334, Official Public Records of Comal County, Texas.
3. Manor Creek – Consolidated. Amended and Restated Declaration of Covenants, Conditions and Restrictions, recorded as Document No. 200806045688, Official Public Records of Comal County, Texas.
4. Manor Creek – First Amendment to the Consolidated. Amended and Restated Declaration of Covenants, Conditions and Restrictions, recorded as Document No. 200906015047, Official Public Records of Comal County, Texas.
5. Manor Creek – Second Amendment to the Consolidated. Amended and Restated Declaration of Covenants, Conditions and Restrictions, recorded as Document No. 201906002780, Official Public Records of Comal County, Texas.
6. Manor Creek – Third Amendment to the Consolidated. Amended and Restated Declaration of Covenants, Conditions and Restrictions, recorded as Document No. 201706003427, Official Public Records of Comal County, Texas.
7. Manor Creek – Fourth Amendment to the Consolidated. Amended and Restated Declaration of Covenants, Conditions and Restrictions, recorded as Document No. 201706052883, Official Public Records of Comal County, Texas.
8. Manor Creek – Community Manual, recorded as Document No. 201106042520, Official Public Records of Comal County, Texas.

9. Manor Creek – Amended and Restated Community Manual, recorded as Document No. 201706007554, Official Public Records of Comal County, Texas.
10. Manor Creek – Supplemental Policies, recorded as Document No. 202406029923, Official Public Records of Comal County, Texas.
11. Manor Creek – Supplement to Amended and Restated Community Manual, recorded as Document No. 202506017490, Official Public Records of Comal County, Texas.
12. Manor Creek – Supplement to Amended and Restated Community Manual, recorded as Document No. 202506017489, Official Public Records of Comal County, Texas.

**Filed and Recorded  
Official Public Records  
Bobbie Koepp, County Clerk  
Comal County, Texas  
06/13/2025 11:02:00 AM  
MARY 4 Pages(s)  
202506018029**



*Bobbie Koepp*