

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: Laura Fico
Name: Laura Fico
Title: PRESIDENT / CEO

STATE OF TEXAS §
 §
COUNTY OF Comal §

This instrument was acknowledged before me this 18 day of September, 2025
by Laura Fico, Manager of Manor Creek Homeowners Association, Inc., 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. 5th Street, Suite 900
Austin, Texas 78701
avalde@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.
13. Manor Creek – Supplemental Policies (2025 Legislative Updates), recorded as Document No. 202506030052, Official Public Records of Comal County, Texas.

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
09/19/2025 09:15:37 AM
PRISCILLA 4 Pages(s)
202506030176



Bobbie Koepp