

**MANAGEMENT CERTIFICATE**  
**KNOLLCREEK HOMEOWNERS ASSOCIATION**

The undersigned, being an officer of Knollcreek Homeowners 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: Knollcreek.
2. The name of the Association: Knollcreek Homeowners 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: Knollcreek Homeowners 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: Community Manager  
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.knollcreekowners.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.

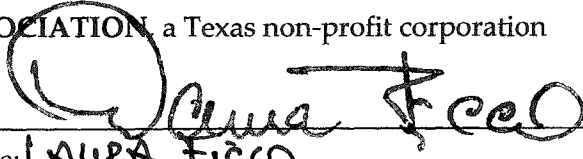
[SIGNATURE PAGE FOLLOWS]

KNOLLCREEK HOMEOWNERS ASSOCIATION  
MANAGEMENT CERTIFICATE

ACKNOWLEDGEMENT

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

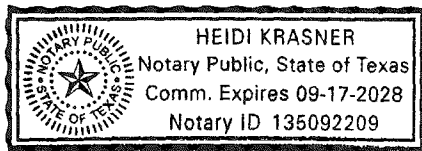
KNOLLCREEK HOMEOWNERS  
ASSOCIATION, a Texas non-profit corporation

By:   
Name: LAURA FICCO  
Title: PRESIDENT

STATE OF TEXAS                   §  
   §  
COUNTY OF Cornal           §

This instrument was acknowledged before me this 24 day of March, 2025  
by Laura Ficco Authorized Agent of Knollcreek Homeowners 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  
avalides@winstead.com

KNOLLCREEK HOMEOWNERS ASSOCIATION  
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EXHIBIT "A"

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

1. Knollcreek – Declaration of Restrictive Covenants [Unit-1], recorded in Volume 3448, Page 186, Official Public Records of Bexar County, Texas.
2. Knollcreek – Declaration of Restrictive Covenants [Unit-2-A], recorded in Volume 3535, Page 1658, Official Public Records of Bexar County, Texas.
3. Knollcreek – Declaration of Covenants, Conditions and Restrictions [Units-1, 2A, and 4], recorded in Volume 3576, Page 1804, Official Public Records of Bexar County, Texas.
4. Knollcreek – Declaration of Restrictive Covenants [Unit 6], recorded in Volume 6538, Page 0037, Official Public Records of Bexar County, Texas.
5. Knollcreek – Declaration of Protective Covenants [Unit 7], recorded in Volume 6072, Page 1073, Official Public Records of Bexar County, Texas.
6. Knollcreek – Declaration of Protective Covenants [Unit 8], recorded in Volume 6936, Page 2062, Official Public Records of Bexar County, Texas.
7. Knollcreek – Bylaws, recorded in Book D, Volume 08267, Page 00823, Official Public Records of Bexar County, Texas.
8. Knollcreek – Resolution Adopting a Payment Plan Policy, recorded as Doc. No. 20120019387, Official Public Records of Bexar County, Texas.
9. Knollcreek – Resolution Adopting a Records Retention and Production Policy, recorded as Doc. No. 20120019388, Official Public Records of Bexar County, Texas.
10. Knollcreek – Board Resolution for Adopting the Policies and Procedures for the Collection of Assessments and Other Charges for the Association, recorded as Doc. No. 20160025843, Official Public Records of Bexar County, Texas.
11. Knollcreek – Supplemental Policies, recorded as Doc. No. 20250050836, Official Public Records of Bexar County, Texas.

**File Information**

**eFILED IN THE OFFICIAL PUBLIC eRECORDS OF BEXAR COUNTY  
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

**Document Number:** 20250052231  
**Recorded Date:** March 25, 2025  
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**\*\* THIS PAGE IS PART OF THE DOCUMENT \*\***

**\*\* Do Not Remove \*\***

Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was eFILED in File Number Sequence on this date and at the time stamped hereon by me and was duly eRECORDED in the Official Public Record of Bexar County, Texas on: 3/25/2025 1:57 PM



*Lucy Adame-Clark*  
Lucy Adame-Clark  
Bexar County Clerk