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PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE

for

MOUNTAIN OAKS PROPERTY OWNER'S ASSOCIATION, INC.

STATE OF TEXAS §
 §
COUNTY OF COMAL §

The undersigned, being the SECRETARY of Mountain Oaks Property Owner's Association, Inc., 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 Mountain Oaks, Phase II.
2. Name of Association: The name of the Association is Mountain Oaks Property Owner's Association, Inc.
3. Recording Data for the Subdivision:
 - a. Mountain Oaks, Phase II, a subdivision in Comal County, Texas according to the map or plat thereof recorded under Volume 6, Page 43 of the Map and 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) Restrictions of Mountain Oaks, Phase II.
 - (2) Amendment to Restrictions for Mountain Oaks, Phase II.
 - (3) Second Amendment to Restrictions for Mountain Oaks, Phase II.
 - (4) Third Amendment to Restrictions for Mountain Oaks Phase II.
 - (5) Fourth Amendment to Restrictions for Mountain Oaks, Phase II (Amended November 3, 2021).
 - (6) Fifth Amendment to Restrictions for Mountain Oaks, Phase II.
 - b. Recording Information:
 - (1) Volume 297, Page 511, Comal County Real Property Records.
 - (2) Comal County Clerk's File No. 9806005246.

- (3) Comal County Clerk's File No. 200406001265.
- (4) Comal County Clerk's File No. 201706006809.
- (5) Comal County Clerk's File No. 202206002057.
- (6) Comal County Clerk's File No. 202506002930.

5. Name and Mailing Address of the Association: The name and mailing address of the Association is Mountain Oaks Property Owner's Association, Inc., 582 Mountain Oaks Drive, Canyon Lake, Texas 78133.
6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: Darrin Brown, President. Address: 582 Mountain Oaks Drive, Canyon Lake, Texas 78133. Phone No.: 210.846.9771. Email Address: mountainoakspoacanyonlake@gmail.com.
7. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

Description	Fee
Resale Certificate Fee	\$ 50.00
Resale Certificate Update Fee	\$ 20.00
Transfer Fee	\$50.00

EXECUTED on this 26TH day of MARCH, 2025.

MOUNTAIN OAKS PROPERTY OWNERS
ASSOCIATION, INC.

By: Patty L. Herring

Printed: PATTY HERRING

Its: SECRETARY

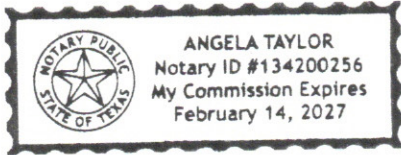
*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others 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.

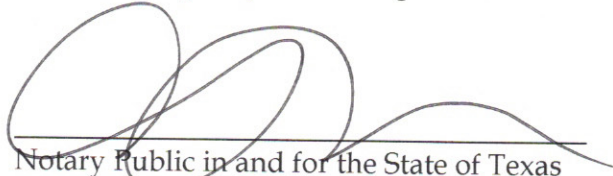
THE STATE OF TEXAS

COUNTY OF Comal

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BEFORE ME, the undersigned notary public, on this 26 day of March, 2025 personally appeared Patty Herring, Secretary of Mountain Oaks Property Owner's Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he 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
03/28/2025 09:49:23 AM
TERRI 3 Page(s)
202506008864



Bobbie Koepp