



Krista Bartsch

KRISTA BARTSCH, County Clerk

Bastrop Texas

November 18, 2025 01:04:54 PM

FEE: \$37.00

202519210

MANAGEMENT CERTIFICATE
PEPPERGRASS ASSOCIATION OF HOMEOWNERS, INC.

The undersigned, being an officer of Peppergrass Association of Homeowners, 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: Peppergrass.
2. The name of the Association: Peppergrass Association of Homeowners, 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: Peppergrass Association of Homeowners, Inc., 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.

Working Capital - \$100.00.

[SIGNATURE PAGE FOLLOWS]

ACKNOWLEDGEMENT

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

PEPPERGRASS ASSOCIATION OF
HOMEOWNERS, INC., a Texas non-profit
corporation

By: *Laura Ficco*

Name: LAURA FICCO

Title: PRESIDENT

STATE OF TEXAS

§

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COUNTY OF Comal

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This instrument was acknowledged before me this 18 day of November, 2025
by Laura Ficco Authorized Agent of Peppergrass Association of Homeowners, 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
avaldes@winstead.com

EXHIBIT "A"

RECORDING DATA FOR THE SUBDIVISION

1. Peppergrass – Plat (Phase 1A), recorded as Document No. 202000250, Official Public Records of Bastrop County, Texas.
2. Peppergrass – Plat (Phase 1B), recorded in Cabinet No. 7/65-A & 7/65-B, Official Public Records of Bastrop County, Texas.
3. Peppergrass – Plat (Phase 1C), recorded in Cabinet No. 7/89-A & 7/89-B, Official Public Records of Bastrop County, Texas.

RECORDING DATA FOR THE DECLARATION AND RELATED DOCUMENTS

1. Peppergrass – Declaration of Covenants, Conditions and Restrictions, recorded as Document No. 202021491, Official Public Records of Bastrop County, Texas, and as Document No. 2020237661, Official Public Records of Travis County, Texas.
2. Peppergrass – Resolution Ratifying and Approving the Bylaws, recorded as Document No. 202021490, Official Public Records of Bastrop County, Texas, and as Document No. 2020237660, Official Public Records of Travis County, Texas.
3. Peppergrass – Adoption of Procedures and Guidelines for the Exercise of Architectural Review Authority, recorded as Document No. 202122388, Official Public Records of Bastrop County, Texas, and as Document No. 2021229716, Official Public Records of Travis County, Texas.
4. Peppergrass – Adoption of Contract Procurement Policy, recorded as Document No. 202122390, Official Public Records of Bastrop County, Texas, and as Document No. 2021229718, Official Public Records of Travis County, Texas.
5. Peppergrass – Adoption of Permitted Rules and Regulations, recorded as Document No. 202122389, Official Public Records of Bastrop County, Texas, and as Document No. 2021229717, Official Public Records of Travis County, Texas.
6. Peppergrass – Hearing Procedures, recorded as Document No. 202122387, Official Public Records of Bastrop County, Texas, and as Document No. 202122387, Official Public Records of Travis County, Texas.
7. Peppergrass – First Amendment to Declaration of Covenants, Conditions and Restrictions, recorded as Document No. 202126315, Official Public Records of Bastrop County, Texas.

8. Peppergrass – Fine and Enforcement Policy, recorded as Document No. 202311603, Official Public Records of Bastrop County, Texas, and as Document No. 2023088674, Official Public Records of Travis County, Texas.
9. Peppergrass – Supplemental Policies (2023 Legislative Updates), recorded as Document No. 202419989, Official Public Records of Bastrop County, Texas, and as Document No. 2024137474, Official Public Records of Travis County, Texas.
10. Peppergrass – Supplemental Policies (2025 Legislative Updates), recorded as Document No. 202519120, Official Public Records of Bastrop County, Texas, and as Document No. 2025125333, Official Public Records of Travis County, Texas.