

PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
for
NEWCOMBE ESTATE PROPERTY OWNERS ASSOCIATION, INC.

THE STATE OF TEXAS §
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 COUNTY OF COMAL §

The undersigned, LAURA FICCO, President of The Neighborhood Company, the Managing Agent of Newcombe Estate Property Owners Association, Inc., a non-profit corporation ("Association") organized and existing under the laws of the State of Texas, submits the following information pursuant to TEX. PROP. CODE § 209.004 which supersedes any prior Management Certificate filed by the Association:

1. Name of the Subdivision: Newcombe Tennis Ranch Subdivision
2. Name of Association: Newcombe Estate Property Owners Association, Inc.
3. Recording Data for the Subdivision: Map and Plat Records of Comal County, Texas

Subdivision Name / Unit Number	Document Number
Plat – Newcombe Tennis Ranch – Unit 1	200806031086
Amending Plat – Newcombe Tennis Ranch – Unit 1	200806036523
Plat – Newcombe Tennis Ranch – Unit 2A	201306045306
Plat – Newcombe Tennis Ranch – Unit 2B	201406007497
Plat – Newcombe Tennis Ranch – Unit 3	201206024418
Plat – Newcombe Tennis Ranch – Unit 4	201506042047 and 201506042048
Replat – Lot 29, Block 4, Newcombe Tennis Ranch – Unit 1 and Lot 30, Block 4, Newcombe Tennis Ranch - Unit 2B into Lot 29R, Block 4, Newcombe Tennis Ranch Unit 1; and Lot 30R, Block 4, Newcombe Tennis Ranch Unit 2B	201706041901

4. Recording Data for the Declaration, Amendments, Articles, Bylaws and Policies as of the date hereof: Recorded in the Real Property Records of Comal County, Texas

Covenants, Conditions, and Restrictions	Document Number
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Declaration of Covenants, Conditions and Restrictions for John Newcombe Estate and Country Club and For The Newcombe Estate Property Owners Association, Inc.	200806033035
Deed Recordation Affidavit Edwards Aquifer Protection Plan	200706007743
Amended Declaration of Covenants, Conditions and Restrictions for John Newcombe Estate and Country Club and For The Newcombe Estate Property Owners Association, Inc.	200806038078
Amended Declaration of Covenants, Conditions and Restrictions for John Newcombe Estate and Country Club and For The Newcombe Estate Property Owners Association, Inc.	200806039176
Amended Declaration of Covenants, Conditions and Restrictions for John Newcombe Estate and Country Club and For The Newcombe Estate Property Owners Association, Inc.	201006037618
Declaration of Covenants, Conditions and Restrictions for John Newcombe Estate and Country Club and For The Newcombe Estate Property Owners Association, Inc. [Unit 3]	201206026237
First Amendment and Correction to Document No. 201006037618 Titled Amended Declaration of Covenants, Conditions and Restrictions for John Newcombe Estate and Country Club and For The Newcombe Estate Property Owners Association, Inc.	201306027157
Declaration of Covenants, Conditions and Restrictions for John Newcombe Estate and Country Club and For The Newcombe Estates Property Owners Association, Inc. [Unit 3]	201306027158
Declaration of Covenants, Conditions and Restrictions for John Newcombe Estate and Country Club and For The Newcombe Estates Property Owners Association, Inc. [Unit 2A]	201306046018
Amended Declaration of Covenants, Conditions and Restrictions for John Newcombe Estate and Country Club and For The Newcombe Estates Property Owners Association, Inc.	201306046474
Declaration of Covenants, Conditions and Restrictions for John Newcombe Estate and Country Club and For The Newcombe Estates Property Owners Association, Inc. [Unit 2B]	201506018364
Easement Agreement for Access	201506032165
Declaration of Covenants, Conditions and Restrictions for John Newcombe Estate and Country Club and For The Newcombe Estates Property Owners Association, Inc. [Unit 4 – Block 13, Lots 1, 2, 3, 4, 5, 6, 7, 8 and 9, and Block 1, Lot 1]	201506043681

Declaration of Covenants, Conditions and Restrictions for John Newcombe Estate and Country Club and For The Newcombe Estates Property Owners Association, Inc. [<i>Unit 4 – Block 13, Lots 10 through 41</i>]	201506043682
Declaration of Covenants, Conditions and Restrictions for John Newcombe Estate and Country Club and For The Newcombe Estates Property Owners Association, Inc. [<i>Unit 4 – Block 14, Lots 1 through 12</i>]	201506043798
Fifth Amendment to The Declaration of Covenants, Conditions and Restrictions For John Newcombe Estate and Country Club and For The Newcombe Estate Property Owners Association, Inc.	201906002365
Articles and Bylaws	Document Number
Second Amendment to the Company Agreement (Bylaws) of Newcombe Estates Property Owners Association, Inc.	201806001941
Affidavit in Compliance with 202.006 with Resolution Adopting Amendment to Company Agreement (Bylaws)	201906002278
Affidavit in Compliance with 202.006 with: Certificate of Filing and Certificate of Formation of Newcombe Estate Property Owners Association, Inc. Company Agreement (By-laws) of Newcombe Estate Property Owners Association, Inc.	202206032906
Policies, Resolutions, and Guidelines	Document Number
John Newcombe Estate and Country Club Architectural Design Guide	201606024612
Notice of Dedicatory Instruments And Policy Manual – including: Records Retention Policy Records Inspection Policy Payment Plan Policy Membership Voting Policy E-mail Registration Policy Religious Item Display Guidelines Solar Energy Device Guidelines Roofing Material Guidelines Rainwater Collection Device Guidelines Flag Display Guidelines Drought-Resistant Landscaping and Natural Turf Guidelines Assessment Collection Policy Violation Enforcement Policy Application of Payments Policy Conflict of Interest Policy	201606026870

Guidelines for Land Use of Adjacent Lots Force Maintenance Policy and Procedure Uncurable Violation Enforcement Resolution	
Affidavit in Compliance with 202.006 with Resolution Adopting Fine Policy	201906005456

5. Association Fees Relating to Property Transfer:

Resale Certificate Fee \$400.00

6. Mailing Address for the Association:

Newcombe Estate Property Owners Association, Inc.
1118 Vintage Way
New Braunfels, Texas 78132

7. Association Management or Representative and Contact Information:

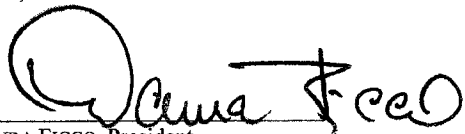
The Neighborhood Company
1118 Vintage Way
New Braunfels, Texas 78132
Phone: (830) 264-2275
Email Address: info@newcombeestatesowners.com

8. Association Website:

www.NewcombeEstatesOwners.com

Executed on this 8 day of August, 2023.

NEWCOMBE ESTATE PROPERTY OWNERS
ASSOCIATION, INC.

By: 
LAURA FICCO, President,
The Neighborhood Company,
Managing Agent

STATE OF TEXAS §
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COUNTY OF COMAL §

BEFORE ME, the undersigned notary public, on this 8 day of August, 2023, personally appeared LAURA FICCO, President of The Neighborhood Company, the Managing Agent for NEWCOMBE ESTATE PROPERTY OWNERS ASSOCIATION, INC., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and in the capacity therein expressed.



Heidi Krasner
Notary Public, State of Texas

AFTER RECORDING, RETURN TO:
Michael B. Thurman
Thurman & Phillips, P.C.
4093 De Zavala Road
Shavano Park, Texas 78249
Phone: 210-341-2020

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
08/02/2023 11:53:02 AM
LAURA 5 Pages(s)
202306024602



Bobbie Koepp