

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE**
for
**WEST VILLAGE AT CREEKSIDE (NEW BRAUNFELS) HOMEOWNERS
ASSOCIATION, INC.**

STATE OF TEXAS §
 §
COUNTY OF COMAL §

The undersigned, being the Managing Agent of West Village at Creekside (New Braunfels) Homeowners Association, Inc., a nonprofit corporation ("Association") organized and existing under the laws of the State of Texas, submits the following information pursuant to and in accordance with Section 209.004 of the Texas Property Code, which supersedes any Management Certificates previously filed by the Association:

1. Name of Subdivision: The name of the subdivision is West Village at Creekside.
2. Name of Association: The name of the Association is West Village at Creekside (New Braunfels) Homeowners Association, Inc.
3. Recording Data for the Subdivision:
 - a. West Village at Creekside, Unit 2, a subdivision in Comal County, Texas according to the map or plat thereof recorded on November 20, 2014, in as Instrument No. 201406040942, of the Plat Records of Comal County Texas;
 - b. West Village at Creekside, Unit 3, a subdivision in Comal County, Texas according to the map or plat thereof recorded on September 14, 2015, in as Instrument No. 201506037237, of the Plat Records of Comal County Texas;
 - c. West Village at Creekside, Unit 4, a subdivision in Comal County, Texas according to the map or plat thereof recorded on January 25, 2016, in as Instrument No. 201606003308, of the Plat Records of Comal County Texas;
 - d. West Village at Creekside, Unit 5, a subdivision in Comal County, Texas according to the map or plat thereof recorded on January 25, 2016, in as Instrument No. 201606003309, of the Plat Records of Comal County Texas;
 - e. West Village at Creekside, Unit 6, a subdivision in Comal County, Texas according to the map or plat thereof recorded on October 14, 2016, in as Instrument No. 201606039365, of the Plat Records of Comal County Texas;
 - f. West Village at Creekside, Unit 7, a subdivision in Comal County, Texas according to the map or plat thereof recorded on February 2, 2018, in as Instrument No. 201806004511, of the Plat Records of Comal County Texas;
 - g. West Village at Creekside, Unit 8, a subdivision in Comal County, Texas according to the map or plat thereof recorded on October 3, 2016, in as Instrument No. 201606037686, of the Plat Records of Comal County Texas;
 - h. West Village at Creekside, Unit 8, Lots 77R-81R, 74R & 84R-87R, a subdivision in Comal County, Texas according to the map or plat thereof recorded on August

22, 2017, in as Instrument No. 201703039353, of the Plat Records of Comal County Texas;

- i. West Village at Creekside, Unit 9, a subdivision in Comal County, Texas according to the map or plat thereof recorded on July 9, 2019, in as Instrument No. 201906023365, of the Plat Records of Comal County Texas;
- j. West Village at Creekside, Unit 10, a subdivision in Comal County, Texas according to the map or plat thereof recorded on March 22, 2019, in as Instrument No. 201906009643, of the Plat Records of Comal County Texas;
- k. West Village at Creekside, Unit 11, a subdivision in Comal County, Texas according to the map or plat thereof recorded on September 23, 2019, in as Instrument No. 201906033781, of the 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. Declaration of Covenants, Conditions, and Restrictions for West Village at Creekside, recorded on February 25, 2015, as Document No. 201506006718, in the Real Property Records of Comal County, Texas.
- b. First Supplement to Declaration of Covenants, Conditions, and Restrictions for West Village at Creekside, Annexation of Unit 8, recorded on January 31, 2017, as Instrument No. 201706004386, of the Real Property Records of Comal County Texas;
- c. First Amendment to Declaration of Covenants, Conditions, and Restrictions for West Village at Creekside, recorded on November 1, 2018, as Document No. 201806042696, in the Real Property Records of Comal County, Texas.
- d. Second Supplement to Declaration of Covenants, Conditions, and Restrictions for West Village at Creekside, Annexation of Unit 10, recorded on April 10, 2019, as Document No. 201906012051, in the Real Property Records of Comal County, Texas.
- e. Third Supplement to Declaration of Covenants, Conditions, and Restrictions for West Village at Creekside, Annexation of Unit 9, recorded on October 8, 2019, as Document No. 201906035924, in the Real Property Records of Comal County, Texas.
- f. Fourth Supplement to Declaration of Covenants, Conditions, and Restrictions for West Village at Creekside, Annexation of Unit 11, recorded on November 13, 2019, as Document No. 201906041035, in the Real Property Records of Comal County, Texas.

5. Name and mailing address of the Association: The name and mailing address of the Association is West Village at Creekside (New Braunfels) Homeowners Association, Inc., c/o RealManage, 613 NW Loop 410, Suite 510, San Antonio, Texas 78216.

6. The Contact Information for the Association's Managing Agent: The name and contact information for the Managing Agent of the Association is c/o RealManage, 613 NW Loop 410, Suite 510, San Antonio, Texas 78216 Phone Number: 1.866.473.2573 Email Address: WESTVC@CiraMail.com.

7. The Association's Dedicatory Instruments are Available to Members Online at:
www.realmanage.com/homeowner-help-center
8. The Amount and Description of the Fees and Other Charges by the Association in Connection with a Property Transfer:

Description	Fee
Ownership Conveyance Processing Fee	\$325.00
Statement of Account	\$250.00
Ownership Conveyance Processing Fee with Statement of Account	\$375.00
Document Rush Fee	\$275.00
Working Capital Assessment	\$250.00

ACKNOWLEDGEMENT

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

**WEST VILLAGE AT CREEKSIDE (NEW BRAUNFELS)
 HOMEOWNERS ASSOCIATION, INC.**
 a Texas nonprofit corporation

By: RealManage
 its Managing Agent

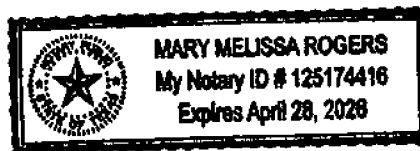
By: [Signature]
 Name: Ronan Hidalgo VP

*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. This Management Certificate should not be relied upon for any purpose other than to provide instruction for identifying and contacting the Association.

STATE OF TEXAS

COUNTY OF Bexar

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BEFORE ME, the undersigned notary public, on this 2 day of September, 2024, personally appeared Ronan Hidalgo, Managing Agent for the West Village at Creekside (New Braunfels) Homeowners Association, Inc., a Texas nonprofit corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and in the capacity therein expressed.

Mary Melissa Rogers
 Notary Public in and for the State of Texas

After recording please return to:
West Village at Creekside (New Braunfels) Homeowners Association, Inc.
c/o Brady E. Ortego, Esq.
Steptoe & Johnson, PLLC
The Soto
711 Broadway, Suite 220
San Antonio, Texas 78215

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After recording please return to:

West Village at Creekside (New Braunfels) Homeowners Association, Inc.

c/o Brady E. Ortego, Esq.

Step toe & Johnson, PLLC

The Soto

711 Broadway, Suite 220

San Antonio, Texas 78215

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
09/04/2024 10:00:41 AM
TERRI 5 Pages(s)
202406026676



Bobbie Koepp