

**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
FOR
ENCHANTED BLUFF PROPERTY OWNERS ASSOCIATION**

THE STATE OF TEXAS §
 §
COUNTY OF COMAL §

The undersigned, being the Manager of Enchanted Bluff Property Owners Association, a non-profit corporation 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 Enchanted Bluff Property Owners Association:

1. Name of Subdivision: Enchanted Bluff.
2. Name of Association: Enchanted Bluff Property Owners Association
3. Recording Data for the Subdivision:
 - a) Enchanted Bluff, Unit 1, a 114.822 acre tract of land being all of the called 146.910 acre tract described in Document No. 202006057734 in the Official Public Records of Comal County, Texas, in the H. W. Boehm Hankammer Survey No. 747, Abstract 91, Joseph Thompson Survey No. 757, Abstract 613, Phillip Hankammer Survey No. 616, Abstract 243.
4. Recording Data for the Declaration:
 - a) Declaration of Covenants, Conditions and Restrictions for Enchanted Bluff, Unit 1 filed February 16, 2023, under County Clerk's File No. 202306004956 in the Official Public Records of Comal County, Texas.
5. Name and Mailing Address of the Association is: Enchanted Bluff Property Owners Association, FirstService Residential, 3424 Paesanos Pkwy #100, Shavano Park, Texas 78231.
6. Name and Mailing Address of Person Managing the Association or Its Designated Representative is: Enchanted Bluff Property Owners Association, c/o FirstService Residential, 3424 Paesanos Pkwy #100, Shavano Park, Texas 78231.
7. Telephone Number to Contact the Association is: 1-214-871-9700.
8. Email Address to Contact the Association: Mgmt-CertificateTX@fsresidential.com
9. The Association's website may be found at:

10. Fees charged by the Association upon the sale or transfer of Property:

- a. Transfer Fee: \$340.00
- b. Resale Certificate: \$375.00 or more not to exceed the maximum allowable rate.
- c. Resale Certificate Rush Fee: \$75.00 (3-4 day rush) or \$125.00 (1-2 day rush).
- d. Resale Certificate Update Fee (within 60 days of original request): \$75.00.
- e. Refinance Certificate Fee: \$150.00.
- f. Refinance Certificate Rush Fee: \$75.00 (3-4 day rush) or \$125.00 (1-2 day rush).
- g. Custom Lender Form Mortgage Questionnaire (Condominiums): \$350.00.
- h. Uniform Condo Questionnaire: \$300.00
- i. Uniform Condo Questionnaire Rush Fee: \$75.00 (3-4 day rush) or \$125.00 (1-2 day rush).
- j. HOA Questionnaire (optional) – Single Family: \$250.00.
- k. Loan Estimate Questionnaire (optional) – Single Family: \$100.00.

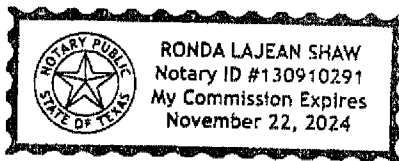
Executed on this the 4th day of November 2024.

ENCHANTED BLUFF PROPERTY OWNERS
ASSOCIATION

By: Kristie Rose Zapp, Manager and Agent

THE STATE OF TEXAS §
 § **ACKNOWLEDGMENT**
COUNTY OF Bexar §

BEFORE ME, the undersigned notary public, on this the 4th day of November 2024 personally appeared Kristie Rose Zapp Manager and Agent of Enchanted Bluff Property Owners Association, 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 and on behalf of the Association.



Ronda Shaw
Notary Public in and for the State of Texas

Filed and Recorded
Official Public Records
Bobbie Koepf, County Clerk
Comal County, Texas
11/05/2024 11:17:31 AM
MARY 2 Pages(s)
202406033764

 Bobbie Koepf