

**AMENDED AND RESTATED MANAGEMENT CERTIFICATE**  
**T BAR M CONDOMINIUM ASSOCIATION**

The undersigned, being an officer or manager of T Bar M Condominium Association, and in accordance with Section 82.116 of the Texas Uniform Condominium Act, certifies as follows:

1. The name of the condominium project: T Bar M (the “**Condominium**”).
2. The name of the Condominium community: T Bar M Condominium Association, a Texas non-profit corporation (the “**Association**”).
3. The location of the Condominium: 2549 HW 46, New Braunfels, TX 78130.
4. The recording data for the declaration: See Exhibit “A”.
5. The mailing address of the Association: T Bar M Condominium Association, The Neighborhood Company, LLC, 1118 Vintage Way, New Braunfels, TX 78132.
6. The name and mailing address of the person managing the Association:

Name: The Neighborhood Company, LLC  
Mailing Address: 1118 Vintage Way, New Braunfels, TX 78132  
Telephone Number: 830.264.2454  
Email Address: Info@NeighborhoodCo.com

7. Amount and description of transfer fees:

Transfer Fee - \$400.00.  
Resale Certificate Fee - \$375.00.  
Working Capital - \$250.00.

ACKNOWLEDGEMENT

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

T BAR M CONDOMINIUM ASSOCIATION,  
a Texas non-profit corporation

By: Laura Fico

Printed Name: LAURA FICO

Title: PRESIDENT / CEO

THE STATE OF TEXAS §

COUNTY OF Comal §

This instrument was acknowledged before me on 1 day of February, 2024,  
by Laura Fico, the managing agent of T Bar M  
Condominium Association, a Texas non-profit corporation, on behalf of said corporation.

[SEAL]



Heidi Krasner  
Notary Public Signature

AFTER RECORDING RETURN TO:

Winstead PC  
401 Congress Avenue, Suite 2100  
Austin, Texas 78701  
[avaldez@winstead.com](mailto:avaldez@winstead.com)

**EXHIBIT "A"**

1. The Condominium Declaration for T-BAR-M TENNIS RANCH, UNIT NO. I, recorded at Volume 1, Pages 1-57 of the Comal County Official Public Records.
2. The Condominium Declaration for T-BAR-M TENNIS RANCH, UNIT NO. IV, are recorded at Volume 1, Pages 58-108 of the Comal County Official Public Records.
3. First Amendment to Condominium Declaration for T-BAR-M TENNIS RANCH, UNIT NO. I and UNIT NO. IV are recorded at Volume 1, Pages 109-148 of the Comal County Official Public Records.
4. The Condominium Declaration for T-BAR-M TENNIS RANCH, UNIT NO. II is recorded at Volume 1, Pages 491-536 of the Comal County Official Records.
5. Amendment to Condominium Declarations for T-BAR-M TENNIS RANCH UNITS I, II and IV are recorded at Volume 769, Pages 790-793 of the Comal County Official Public Records.
6. The Articles of Incorporation for the T-BAR-M CONDOMINIUM ASSOCIATION are recorded at Vol. 1, Page 55; Vol. 1, Page 96; and Vol. 1, Page 533 et seq. in the Official Public Records of Comal County, Texas.
7. The Bylaws for T-BAR-M CONDOMINIUM ASSOCIATION are recorded at Volume 1, Page 47; Vol. 1, Page 98, and Vo. 1, Page 525 of the Official Public Records of Comal County, Texas.
8. Settlement and Release Agreement between T BAR M CONDOMINIUM ASSOCIATION and The Center Cor Christian Growth, Inc. recorded as Doc. NO. 202006045050 in the Official Public Records of Comal County, Texas.

**Filed and Recorded  
Official Public Records  
Bobbie Koepp, County Clerk  
Comal County, Texas  
02/02/2024 10:59:45 AM  
TERRI 3 Pages(s)  
202406003199**



*Bobbie Koepp*