

**MANAGEMENT CERTIFICATE**  
**CHAMPIONS VILLAGE HOMEOWNERS ASSOCIATION, INC.**

The undersigned, being an officer or managing agent of Champions Village Homeowners Association, 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: Champions Village.
2. The name of the Association: Champions Village Homeowners Association, 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: Champions Village Homeowners Association, Inc., c/o The Neighborhood Company, LLC, 1118 Vintage Way, New Braunfels, TX 78132.
6. The name, mailing address, telephone number, and email address of the person managing the Association:  
  
Name: The Neighborhood Company, LLC  
Attn: Community Manager  
Mailing Address: 1118 Vintage Way, New Braunfels, TX 78132  
Telephone Number: 830.264.2454  
Email Address: Info@NeighborhoodCo.com
7. Website to access the Association's dedicatory instruments:  
<https://neighborhoodco.com/communities/>
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.

[SIGNATURE PAGE FOLLOWS]

ACKNOWLEDGEMENT

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

CHAMPIONS VILLAGE HOMEOWNERS  
ASSOCIATION, INC., a Texas non-profit  
corporation

By: *Laura Ficco*  
Name: LAURA FICCO  
Title: PRESIDENT / CEO

STATE OF TEXAS                   §  
   §  
COUNTY OF Cornwall           §

This instrument was acknowledged before me this 29 day of September, 2025  
by Laura Ficco Authorized Agent of Champions Village Homeowners Association,  
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. 5<sup>th</sup> Street, Suite 900  
Austin, Texas 78701  
avaldes@winstead.com

CHAMPIONS VILLAGE HOMEOWNERS ASSOCIATION, INC.  
MANAGEMENT CERTIFICATE

## EXHIBIT "A"

### RECORDING DATA FOR THE SUBDIVISION

1. Champions Village – Plat (Unit 1), recorded as Document No. 200006020299, Official Public Records of Comal County, Texas.
2. Champions Village – Correction Plat (Unit 1), recorded as Document No. 200006029050, Official Public Records of Comal County, Texas.
3. Champions Village – Plat (Unit 2), recorded as Document No. 200106005690, Official Public Records of Comal County, Texas.
4. Champions Village – Plat (Unit 3), recorded as Document No. 200306045163, Official Public Records of Comal County, Texas.
5. Champions Village – Vacate and Replate, recorded as Document No. 200406021982, Official Public Records of Comal County, Texas.
6. Champions Village – Clarification of Amending Plat, recorded as Document No. 200506041132, Official Public Records of Comal County, Texas.
7. Champions Village – Plat (Unit 4), recorded as Document No. 200606020369, Official Public Records of Comal County, Texas.
8. Champions Village – Vacate and Replat, recorded as Document No. 200706008444, Official Public Records of Comal County, Texas.
9. Champions Village – Vacate and Replat, recorded as Document No. 200706026237, Official Public Records of Comal County, Texas.
10. Champions Village – Plat (Unit 5), recorded as Document No. 200806002750, Official Public Records of Comal County, Texas.
11. Champions Village – Amendment to Plat (Unit 2), recorded as Document No. 201006006351, Official Public Records of Comal County, Texas.
12. Champions Village – Vacate and Replat, recorded as Document No. 201006013454, Official Public Records of Comal County, Texas.
13. Champions Village – Vacate and Replat, recorded as Document No. 201406009378, Official Public Records of Comal County, Texas.
14. Champions Village – Amendment to Plat, recorded as Document No. 201606028240, Official Public Records of Comal County, Texas.

## RECORDING DATA FOR THE DECLARATION AND RELATED DOCUMENTS

1. Champions Village – Declaration of Covenants, Conditions and Restrictions (Unit 1), recorded as Document No. 200106003224, Official Public Records of Comal County, Texas.
2. Champions Village – Declaration of Covenants, Conditions and Restrictions (Unit 2), recorded as Document No. 200206000294, Official Public Records of Comal County, Texas.
3. Champions Village – Bylaws, recorded as Document No. 200206004129, Official Public Records of Comal County, Texas.
4. Champions Village – Declaration of Covenants, Conditions and Restrictions (Unit 3), recorded as Document No. 200306045736, Official Public Records of Comal County, Texas.
5. Champions Village – Amendment to Declaration of Covenants, Conditions and Restrictions (Units 1,2, and 3), recorded as Document No. 200506046142, Official Public Records of Comal County, Texas.
6. Champions Village – Declaration of Covenants, Conditions and Restrictions (Unit 4), recorded as Document No. 200606021042, Official Public Records of Comal County, Texas.
7. Champions Village – Declaration of Covenants, Conditions and Restrictions (Unit 5), recorded as Document No. 200806004820, Official Public Records of Comal County, Texas.
8. Champions Village – Supplemental Policies, recorded as Document No. 202506018673, Official Public Records of Comal County, Texas.
9. Champions Village – Supplemental Policies (2025 Legislative Updates), recorded as Document No. 202506031130, Official Public Records of Comal County, Texas.

**Filed and Recorded  
Official Public Records  
Bobbie Koepp, County Clerk  
Comal County, Texas  
09/29/2025 04:27:54 PM  
PRISCILLA 4 Pages(s)  
202506031333**



*Bobbie Koepp*