MANAGEMENT CERTIFICATE FOR COMAL VENTANA HOMEOWNERS ASSOCIATION, INC.

The following information is being provided pursuant to Section 209.004, Texas Property Code:

1. Name of subdivision:

Comal Ventana

2. Name of the association:

Comal Ventana Homeowners Association, Inc.

3. Mailing address:

3424 Paesanos Parkway, Suite 100

Shavano Park, TX 78231

4. Subdivision plat information:

Unit 1: Document Number 201606017193; Unit 2: Document Number 201606017194; Unit 3A: Document Number 201906019466; Unit 3B: Document Number 202006012918; Unit 4: Document Number 202106011104; Unit 5: Document Number 202006034162; Unit 6: Document Number 202106055901;

Unit 7: Document Number 202306021894; Unit 8: Document Number 202106055334; and

Unit 9: Document Number 202106055903, Map and Plat Records of Comal County

5. Declaration information:

Units 1 & 2: Declaration of Covenants, Conditions, and Restrictions for Park Village Subdivision, executed on May 26, 2016, recorded in Document Number 201606022025, Official Public Records of Comal County, Texas, as supplemented by Supplemental Declaration of Covenants, Conditions, and Restrictions for Park Village Subdivision, executed on May 26, 2016, recorded in Document Number 201606022026, Official Public Records of Comal County, Texas, as amended by First Amendment to Declaration of Covenants, Conditions, and Restrictions for Park Village Subdivision, executed on August 30, 2019, recorded in Document Number 201906031071, Official Public Records of Comal County, Texas, as further amended by Second Amendment to Declaration of Covenants, Conditions, and Restrictions for Park Village Subdivision, Comal County, Texas, executed April 15, 2024, recorded in Document Number 202406011169, Official Public Records of Comal County, Texas

Unit 3A: Supplemental Declaration of Covenants, Conditions, and Restrictions for Park Village Subdivision, Unit 3A, executed on June 13, 2019, recorded in Document Number 201906021182, Official Public Records of Comal County, Texas

Unit 3B: Supplemental Declaration of Covenants, Conditions, and Restrictions for Park Village Subdivision, Unit 3B, Comal County, Texas, executed on May 4, 2020, recorded in Document Number 202006016607, Official Public Records of Comal County, Texas, as amended by Second Supplemental Declaration of Covenants, Conditions, and Restrictions for Park Village Subdivision, Unit 3B, Comal County, Texas, executed on August 10, 2020, recorded in Document Number 202006034133, Official Public Records of Comal County, Texas

Unit 4: Supplemental Declaration of Covenants, Conditions, and Restrictions for Park Village Subdivision, Unit 4, executed on March 11, 2021, recorded in Document Number 202106012917, Official Public Records of Comal County, Texas

Unit 5: Supplemental Declaration of Covenants, Conditions, and Restrictions for Park Village Subdivision, Unit 5, executed on August

23, 2020, recorded in Document Number 202006037351, Official Public Records of Comal County, Texas, as amended by First Amendment to Supplemental Declaration of Covenants, Conditions, and Restrictions for Park Village Subdivision, Unit 5, Comal County, Texas, executed on December 30, 2020, recorded in Document Number 202106000508, Official Public Records of Comal County, Texas

Unit 6: Supplemental Declaration of Covenants, Conditions, and Restrictions for Park Village Subdivision, Unit 6, executed on November 22, 2021, recorded in Document Number 202106060644, Official Public Records of Comal County, Texas

Unit 7: Supplemental Declaration of Covenants, Conditions, and Restrictions for Park Village Subdivision, Unit 7, executed on July 18, 2023, recorded in Document Number 202306023001, Official Public Records of Comal County, Texas, as amended by First Amendment to Supplemental Declaration of Covenants, Conditions, and Restrictions for Park Village Subdivision, Unit 7, Comal County, Texas, executed on December 18, 2023, recorded in Document Number 202306039726, Official Public Records of Comal County, Texas

Unit 8: Supplemental Declaration of Covenants, Conditions, and Restrictions for Park Village Subdivision, Unit 8, executed on November 30, 2021, recorded in Document Number 202106062912, Official Public Records of Comal County, Texas

Unit 9: Supplemental Declaration of Covenants, Conditions, and Restrictions for Park Village Subdivision, Unit 9, executed on December 10, 2021, recorded in Document Number 202106064565, Official Public Records of Comal County, Texas

6. Association management or representative:

FirstService Residential San Antonio, LLC 3424 Paesanos Parkway, Suite 100

San Antonio, TX 78231 Telephone: (210) 829-7202

Fax: (210) 829-5207

Transfer fee: \$340.00

Email: sanantonio@fsresidential.com

7. Website address:

https://comalventana.connectresident.com

8. Property fees:

Resale disclosure package:

• 6-10 days: \$375.00

• 3-5 days: \$450.00

• 1-2 days: \$500.00

Resale disclosure update: \$75.00 (within 60 days of original request)

Refinance Certificate fee:

6-10 days: \$125.00
3-5 days: \$225.00

• 1-2 days: \$275.00

Developer/Builder to Homeowner - Statement of Account:

• 6-10 days: \$35.00

• 3-5 days: \$50.00

• 1-2 days: \$75.00

Reverse Mortgage Account Verification (state of account with

recurring): \$150.00

HOA Questionnaire - Single Family: \$250.00 (optional)

Loan Estimate Questionnaire - Single Family: \$100.00 (optional)

COMAL VENTANA HOMEOWNERS ASSOCIATION, INC.,

a Texas non-profit corporation

By: Kristie Rose-Zapp, Managing Agent

STATE OF TEXAS

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COUNTY OF BEXAR

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Before me, the undersigned notary public, on this day personally appeared Kristie Rose-Zapp, Managing Agent of Comal Ventana Homeowners Association, Inc., known to me or proved to me by presentation to me of a governmentally-issued identification card to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed it for the purposes and consideration expressed in it.

Given under my hand and seal of office the

, 2024

Notar Public, State of Texa

AFTER RECORDING RETURN TO:

Allen, Stein & Durbin, P.C. Attorneys at Law P.O. Box 101507 San Antonio, TX 78201 06481.0001.2576217.ia

ROI Nota My C

RONDA LAJEAN SHAW Notary ID #130910291 My Commission Expires November 22, 2024

> Filed and Recorded Official Public Records Bobbie Koepp, County Clerk Comal County, Texas 05/22/2024 04:23:02 PM TRACY 3 Pages(s) 202406015445

