

**MANAGEMENT CERTIFICATE**  
**ENSENADA SHORES HOMEOWNERS ASSOCIATION, INC.**

The undersigned, being an officer or managing agent of Ensenada Shores 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: Ensenada Shores.
2. The name of the Association: Ensenada Shores 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: Ensenada Shores 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:  
ensenadaowners.com
8. Amount and description of fees related to property transfer in the subdivision:  
The Association fees are in the following amounts:

Resale Certificate - \$375.00.

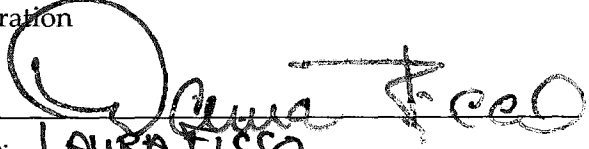
Transfer Fee - \$400.00.

[SIGNATURE PAGE FOLLOWS]

**ACKNOWLEDGEMENT**

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

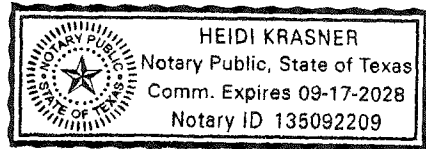
**ENSENADA SHORES HOMEOWNERS  
ASSOCIATION, INC.,** a Texas non-profit  
corporation

By:   
Name: LAURA FICO  
Title: PRESIDENT

STATE OF TEXAS                      §  
   §  
COUNTY OF Comal                      §

This instrument was acknowledged before me this 3 day of February, 2025  
by Laura Fico Authorized Rep. of Ensenada Shores 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**  
**avaldez@winstead.com**

ENSENADA SHORES HOMEOWNERS ASSOCIATION, INC.  
MANAGEMENT CERTIFICATE

EXHIBIT "A"

**RECORDING DATA FOR THE DECLARATION AND RELATED DOCUMENTS**

1. Ensenada Shores – Declaration of Covenants, Conditions and Restrictions, recorded as Document No. 200406021271, Official Public Records of Comal County, Texas.
2. Ensenada Shores – First Amendment to the Declaration of Covenants, Conditions and Restrictions, recorded as Document No. 200406040278, Official Public Records of Comal County, Texas.
3. Ensenada Shores – Supplemental Declaration of Protective Covenants, recorded as Document No. 200506032734, Official Public Records of Comal County, Texas.
4. Ensenada Shores – Second Amendment to Declaration of Covenants, Conditions and Restrictions, recorded as Document No. 200606002953, Official Public Records of Comal County, Texas.
5. Ensenada Shores – Supplemental Declaration of Protective Covenants, recorded as Document No. 200706016847, Official Public Records of Comal County, Texas.
6. Ensenada Shores – Third Amendment to Declaration of Covenants, Conditions and Restrictions, recorded as Document No. 200806020108, Official Public Records of Comal County, Texas.
7. Ensenada Shores – Supplemental Declaration of Protective Covenants, recorded as Document No. 200806019792, Official Public Records of Comal County, Texas.
8. Ensenada Shores – Supplemental Declaration of Protective Covenants, recorded as Document No. 201006023137, Official Public Records of Comal County, Texas.
9. Ensenada Shores – Amended and Restated Bylaws, recorded as Document No. 202006025942, Official Public Records of Comal County, Texas.
10. Ensenada Shores – Supplemental Notice of Dedicatory Instruments, recorded as Document No. 202306040190, Official Public Records of Comal County, Texas.
11. Ensenada Shores – Supplemental Notice of Dedicatory Instruments, recorded as Document No. 202406009501, Official Public Records of Comal County, Texas.

**Filed and Recorded  
Official Public Records  
Bobbie Koepp, County Clerk  
Comal County, Texas  
02/03/2025 11:31:28 AM  
TAMMY 3 Pages(s)  
202506003107**



*Bobbie Koepp*