

MANAGEMENT CERTIFICATE
BLUESTEM RESERVE OWNERS ASSOCIATION, INC.

The undersigned, being an officer or managing agent of Bluestem Reserve Owners 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: Bluestem Reserve.
2. The name of the Association: Bluestem Reserve Owners 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: Bluestem Reserve Owners 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/>
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]

BLUESTEM RESERVE OWNERS ASSOCIATION, INC.
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ACKNOWLEDGEMENT

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

BLUESTEM RESERVE OWNERS

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 26 day of September, 2025 by Laura Fico Operating Agent of Bluestem Reserve Owners 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. 5th Street, Suite 900

Austin, Texas 78701

avaldes@winstead.com

BLUESTEM RESERVE OWNERS ASSOCIATION, INC.
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EXHIBIT "A"

RECORDING DATA FOR THE DECLARATION AND RELATED DOCUMENTS

1. Bluestem Reserve – Declaration of Covenants, Conditions and Restrictions, recorded under Document No. 201999015447, Official Public Records of Guadalupe County, Texas.
2. Bluestem Reserve - Notice of Dedicatory Instruments, recorded under Document No. 201999016564, Official Public Records of Guadalupe County, Texas.
3. Bluestem Reserve – Fine and Enforcement Policy, recorded under Document No. 202399001509, Official Public Records of Guadalupe County, Texas.
4. Bluestem Reserve – Parking Policy, recorded under Document No. 202399006727, Official Public Records of Guadalupe County, Texas.
5. Bluestem Reserve – Supplemental Policies (Fine & Enforcement and Assessment Collection Policies), recorded under Document No. 202499004186, Official Public Records of Guadalupe County, Texas.

202599024693

I certify this instrument was ELECTRONICALLY FILED
and RECORDED in the OFFICIAL PUBLIC RECORDS
of Guadalupe County, Texas on
10/01/2025 09:20:29 AM PAGES: 3 LEAH
TERESA KIEL, COUNTY CLERK



Teresa Kiel

BLUESTEM RESERVE OWNERS ASSOCIATION, INC.
MANAGEMENT CERTIFICATE