

**MANAGEMENT CERTIFICATE FOR  
THE PENINSULA AT MYSTIC SHORES PROPERTY OWNERS ASSOCIATION  
COMAL COUNTY**

STATE OF TEXAS §  
COUNTY OF COMAL §

1. **Name of Subdivision:** The Peninsula at Mystic Shores
2. **Name of Association:** The Peninsula at Mystic Shores Property Owners Association
3. **Recording Data for Subdivision:** See Exhibit "A"
4. **Recording Data for Declaration:** See Exhibit "A"
5. **Name and mailing address of Association:** The Peninsula at Mystic Shores Property Owners Association, Inc., 3424 Paesanos Parkway, Suite 100, San Antonio, TX 78231.
6. **The Association's designated representative is:** FirstService Residential San Antonio, LLC, 3424 Paesanos Parkway, Suite 100, San Antonio, TX 78231; 210-829-7202 Office; 210-829-5207 Fax.  
Email: [sanantonio@fsresidential.com](mailto:sanantonio@fsresidential.com)  
Community Website: [www.peninsulapoa.com](http://www.peninsulapoa.com)
7. **Resales Disclosure Package: \$375.00**  
**Homeowner Setup/ Unit Transfer Fee:** There is a transfer fee in the amount of **\$295.00** collected at closing from the buyer.
8. **Other information the Association considers appropriate for the governing, administration or operation of the subdivision and Association:** See Exhibit "A"

*Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for The Peninsula at Mystic Shores Property Owners Association, Inc., as well as performing a physical inspection of the property and common areas, prior to purchase. This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision. No person should rely on this Management Certificate for anything other than for identifying and contacting the Association.*

THE PENINSULA AT MYSTIC SHORES PROPERTY OWNERS ASSOCIATION, INC.

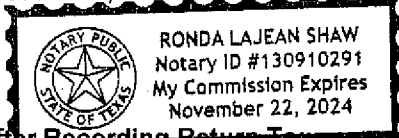
By: Kristie Rose-Zapp

Print Name: Kristie Rose-Zapp

Print Title: Managing Agent

STATE OF TEXAS §  
COUNTY OF BEXAR §

This instrument was acknowledged and signed before me on this the 24<sup>th</sup> day of January, 2023 by Kristie Rose-Zapp, the Managing Agent of The Peninsula at Mystic Shores Property Owners Association, Inc. on behalf of the Association.



Ronda Shaw  
Notary Public – State of Texas

~~After Recording Return To:~~  
FirstService Residential San Antonio, LLC  
3424 Paesanos Parkway, Suite 100,  
San Antonio, TX 78231

**EXHIBIT "A"**

**The Peninsula at Mystic Shores Property Owners Association**, a subdivision located in Comal County, Texas, and any other subdivisions which have been or may be subsequently annexed thereto and made subject to the authority of The Peninsula at Mystic Shores Property Owners Association, Inc. which sections were originally encumbered by dedicatory instruments filed of record in Comal County, Texas as follows:

<b>Recording Date</b>	<b>Filed Document</b>	<b>Recording Information</b>
07/12/2004	DCCR	200406026218
05/31/2005	Bylaws	200506019478
04/07/2009	1 <sup>st</sup> Amendment to the DCCR	200906011419
04/07/2009	Transfer of Control & Assignment of DCCR	200906011420
04/30/2010	DCCRs – Master	200206027138
04/30/2010	DCCRs – Supplemental	200406026218
04/30/2010	DCCRs – Peninsula Unit 1	200106020225
04/30/2010	DCCRs – Peninsula Unit 1 – Supplemental	200106020807
04/30/2010	DCCRs – Peninsula Unit 1 – 1 <sup>st</sup> Amendment	200106034841
04/30/2010	DCCRs – Peninsula Unit 1 – 2 <sup>nd</sup> Amendment	200906011405
04/30/2010	DCCRs – Peninsula Unit 2	200406007050, 200406017657
04/30/2010	DCCRs – Peninsula Unit 2 - Supplemental	200406007683
04/30/2010	DCCRs – Peninsula Unit 2 – 1 <sup>st</sup> Amendment	200506018509
04/30/2010	DCCRs – Peninsula Unit 2 – 2 <sup>nd</sup> Amendment	200906011406
04/30/2010	DCCRs – Peninsula Unit 3	200506008245, 200706022314
04/30/2010	DCCRs – Peninsula Unit 3 – Supplemental	200506010450
04/30/2010	DCCRs – Peninsula Unit 3 – 1 <sup>st</sup> Amendment	200506018510
04/30/2010	DCCRs – Peninsula Unit 3 – 2 <sup>nd</sup> Supplemental	200906011407
04/30/2010	DCCRs – Peninsula Unit 4	200506040418
04/30/2010	DCCRs – Peninsula Unit 4 – Supplemental	200506040965
04/30/2010	DCCRs – Peninsula Unit 4 – 2 <sup>nd</sup> Supplemental	200906011408
05/01/2012	Adoption of Rules & Regulations	201206015269
09/10/2012	Communication Committee Resolution	201206032600
12/06/2012	Collection and Payment Plan Policy	201206043086
12/06/2012	Document Retention, Access, Production and Copying Policy	201206043085
12/02/2013	Architectural & Site Design Guidelines	201306049070
03/10/2014	Resolution Regarding Investment of Cash Reserve Fund	201406007851
07/21/2014	Architectural and Site Design Guidelines	201406025108
08/19/2014	Architectural and Site Design Guidelines	201406028853
05/11/2016	Architectural and Site Design Guidelines Version 3.1	201606019219
06/06/2016	Dedicatory Instrument of Resolution Regarding the Association's Web Committee	201606022658
07/05/2016	Dedicatory Instrument Resolution Regarding: Architectural Control Committee, Social Committee, Neighborhood Watch Committee and Roads & Grounds Maintenance Committee	201606026880
02/27/2017	1 <sup>st</sup> Amendment to Bylaws	201706007565
04/22/2019	Architectural and Site Design Guidelines Version 3.4	201906013340
07/10/2019	Investment Policy	201906023689
04/28/2020	Architectural and Site Design Guidelines Version 3.5	202006015476
03/08/2022	Architectural and Site Design Guidelines Version 3.6.2	202206010954

**Filed and Recorded  
Official Public Records  
Bobbie Koepp, County Clerk  
Comal County, Texas  
02/02/2023 08:34:46 AM  
LAURA 2 Pages(s)  
202306003341**



*Bobbie Koepp*