

**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

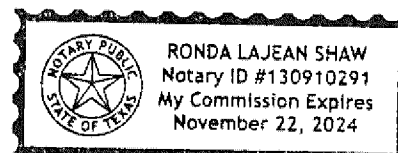
Print Title: Managing Agent

STATE OF TEXAS     §  
COUNTY OF BEXAR   §

This instrument was acknowledged and signed before me on this 12<sup>th</sup> day of May, 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:

| Recording Date | Filed Document  | Recording Information         |
|----------------|---|-------------------------------|
| 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,<br>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,<br>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                  |

|            |   |              |
|------------|---|--------------|
| 05/12/2023 | Architectural and Site Design Guidelines<br>Version 3.7 | 202306014591 |
|------------|---|--------------|

**Filed and Recorded  
Official Public Records  
Bobbie Koepp, County Clerk  
Comal County, Texas  
05/17/2023 08:34:28 AM  
CHRISTY 3 Pages(s)  
202306015077**



*Bobbie Koepp*