



of Covenants, Conditions and Restrictions for the Peninsula at Mystic Shores, Unit Two, executed on April 2, 2009, recorded in Document Number 200906011406, Official Public Records of Real Property of Comal County, Texas, and pursuant to Agreement and Assignment of Rights, executed on March 15, 2010 and recorded in Document 201006009684, Official Public Records of Comal County, Texas

Unit 3: Declaration of Covenants, Conditions and Restrictions for Mystic Shores, executed on August 13, 2002, recorded in Document Number 200206027138, Official Public Records of Real Property of Comal County, Texas, as amended by First Amendment to the Declaration of Covenants, Conditions, and Restrictions for Mystic Shores and The Peninsula at Mystic Shores, executed on April 2, 2009, recorded in Document Number 200906011419, Official Public Records of Real Property of Comal County, Texas, as further amended by Supplemental Declaration of Covenants, Conditions and Restrictions for the Peninsula at Mystic Shores Unit Three, executed March 21, 2005, recorded in Document 200506010450, Official Public Records of Real Property of Comal County, Texas, as amended by Second Supplemental Declaration of Covenants, Conditions and Restrictions for the Peninsula at Mystic Shores, Unit Three, executed on April 2, 2009, recorded in Document Number 200906011407, Official Public Records of Real Property of Comal County, Texas, and pursuant to Agreement and Assignment of Rights, executed on March 15, 2010 and recorded in Document 201006009684, Official Public Records of Comal County, Texas

Unit 4: Declaration of Covenants, Conditions and Restrictions for Mystic Shores, executed on August 13, 2002, recorded in Document Number 200206027138, Official Public Records of Real Property of Comal County, Texas, as amended by First Amendment to the Declaration of Covenants, Conditions, and Restrictions for Mystic Shores and The Peninsula at Mystic Shores, executed on April 2, 2009, recorded in Document Number 200906011419, Official Public Records of Real Property of Comal County, Texas, as further amended by Supplemental Declaration of Covenants, Conditions and Restrictions for the Peninsula at Mystic Shores Unit Four, executed October 27, 2005, recorded in Document 200506040965, Official Public Records of Real Property of Comal County, Texas, as amended by Second Supplemental Declaration of Covenants, Conditions and Restrictions for the Peninsula at Mystic Shores Unit Four, executed on April 2, 2009, recorded in Document 200906011408, Official Public Records of Real Property of Comal County, Texas, and pursuant to Agreement and Assignment of Rights, executed on March 15, 2010 and recorded in Document 201006009684, 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  
Email: sanantonio@fsresidential.com

7. Website address:

[www.peninsulapoa.com](http://www.peninsulapoa.com)

8. Property fees:

Transfer fee: \$340.00  
Resale Disclosure Packet:

- 6-10 days: \$375.00
- 3-5 days: \$450.00
- 1-2 days: \$500.00

Resale Disclosure Update (within 60 days of original request): \$75.00

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:

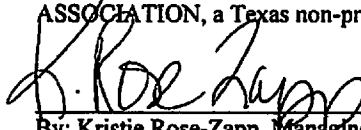
- 6-10 days: \$35.00
- 3-5 days: \$50.00
- 1-2 days: \$75.00

Reverse Mortgage Account Verification (state of account with recurring): \$150.00

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

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

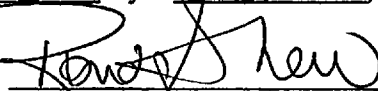
THE PENINSULA AT MYSTIC SHORES PROPERTY OWNERS  
ASSOCIATION, a Texas non-profit corporation

  
By: Kristie Rose-Zapp, Managing Agent

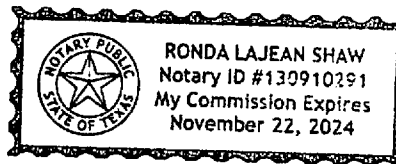
STATE OF TEXAS           §  
                                     §  
COUNTY OF BEXAR       §

Before me, the undersigned notary public, on this day personally appeared Kristie Rose-Zapp, Managing Agent of The Peninsula at Mystic Shores Property Owners Association, 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 13 day of October, 2024.

  
Notary Public, State of Texas

**AFTER RECORDING RETURN TO:**  
Allen, Stein & Durbin, P.C.  
Attorneys at Law  
P.O. Box 101507  
San Antonio, TX 78201  
05370.0001.2623928.ia



Filed and Recorded  
Official Public Records  
Bobbie Koepp, County Clerk  
Comal County, Texas  
10/15/2024 02:33:57 PM  
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