MANAGEMENT CERTIFICATE FOR THE PENINSULA AT MYSTIC SHORES PROPERTY OWNERS ASSOCIATION

The following information is being provided pursuant to Section 209.004, Texas Property Code:

1. Name of subdivision: The Peninsula at Mystic Shores

2. Name of the association: The Peninsula at Mystic Shores Property Owners Association

3. Mailing address: 3424 Paesanos Parkway, Suite 100

San Antonio, TX 78231

4. Subdivision plat information: Unit

Unit 1: Document Number 200106020225, amended by Document Number 201406040327, further amended by Document Number 201506021736, further amended by Document Number 201606012185, further amended by Document Number 201906011293, further amended by Document Number 202106022245, further amended by Document Number 202106026143, further amended by Document Number 202106044023, further amended by Document Number 202306035025;

Unit 2: Document Number 200406007050, amended by Document Number 200406017657, further amended by Document Number 202106056166, further amended by Document Number 202206019243;

Unit 3: Document Number 200506008245, amended by Document Number 200706022314, further amended by Document Number 201406010191, further amended by Document Number 201606012185, further amended by Document Number 202106004087, further amended by 202206006681, further amended by Document Number 202306006596; and,

Unit 4: Document Number 200506040418, Official Public Records of Comal County, Texas

5. Declaration information:

Unit 1: Declaration of Covenants, Conditions and Restrictions for The Peninsula At Mystic Shores Unit One, executed on June 28, 2001, recorded in Document 200106020807, Official Public Record of Comal County, Texas, as amended by Second Amendment to the Declaration of Covenants, Conditions and Restrictions for the Peninsula at Mystic Shores, Unit One, executed on April 2, 2009, recorded in Document Number 200906011405, Official Public Records of Real Property of Comal County, Texas, and 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

Unit 2: 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 Two, executed March 1, 2004, recorded in Document 200406007683, 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 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

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:
- 8. Property fees:

www.peninsulapoa.com

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

8 8

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 _.

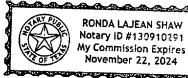
2024

Notary Public, State of Texas

day of C

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 TERRI 3 Pages(s) 202406031408

