

MANAGEMENT CERTIFICATE
FIRST MOUNTAIN HOMEOWNERS ASSOCIATION, INC.

In accordance with Section 209.004 of the Texas Property Code, First Mountain Homeowners Association, Inc. provides the following information in connection with the Declaration of Covenants, Conditions and Restrictions – First Mountain Subdivision, recorded as Doc. No. 200906009077 in the public records of Comal County, Texas (as amended, the “Declaration”).

1. The name of the subdivision: First Mountain, Unit 1 Subdivision.
2. The name of the Association: First Mountain Homeowners Association, Inc.
3. The recording data for the subdivision: That certain real property in Comal County, Texas, as described on Exhibit “A” to that certain Declaration of Covenants, Conditions and Restrictions for First Mountain Subdivision, recorded under Document No. 200906009077 in the Official Public Records of Comal County, Texas (the “Declaration”) and the plats recorded as Document Nos. 201106023416, 201106044096, and 201206008408.
4. The recording data for the Declaration with any amendments and/or supplements to the Declaration: The recording data for the Declaration and any amendments and supplements thereto, are particularly described on Exhibit “A” attached hereto and incorporated herein by reference.
5. The name and mailing address of the Association: First Mountain Homeowners 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 manager of the Association:

Name: The Neighborhood Company, LLC

Mailing Address: 1118 Vintage Way, New Braunfels, TX 78132

Phone Number: 830.264.2454

Email Address: Info@NeighborhoodCo.com

7. Website for Dedicatory Instruments: www.FirstMountainOwners.com
8. The amount and description of a fee or fees charged by the Association relating to a property transfer in the subdivision:

Resale Certificate: \$375.00

Transfer Fee: \$400.00

Initiation Fee: \$100.00

Dues Status Fee: \$75.00

ACKNOWLEDGEMENT

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

FIRST MOUNTAIN HOMEOWNERS ASSOCIATION,
INC., a Texas nonprofit corporation

By: Laura Ficco

Name: LAURA FICCO

Title: PRESIDENT

STATE OF TEXAS

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§

COUNTY OF Comal

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This instrument was acknowledged before me on the 7 day of November, 2025,
by Laura Ficco the authorized Agent of FIRST
MOUNTAIN HOMEOWNERS ASSOCIATION, INC., a Texas nonprofit corporation, on behalf
of said nonprofit corporation.

(SEAL)



Heidi Krasner
Notary Public Signature

AFTER RECORDING RETURN TO:

Alex Valdes, Esq.
WINSTEAD PC
600 W. 5th Street, Suite 900
Austin, Texas 78701
avaldes@winstead.com

FIRST MOUNTAIN HOMEOWNERS ASSOCIATION, INC.
MANAGEMENT CERTIFICATE

EXHIBIT A

RECORDING DATA FOR THE SUBDIVISION

1. First Mountain – Unit 1, recorded as Document No. 200906008485 in the Official Public Records of Comal County, Texas.
2. First Mountain – Amending Plat – Lots 36 and 39, Unit 1, recorded as Document No. 201106023416 in the Official Public Records of Comal County, Texas.
3. First Mountain – Vacate and Replat, recorded as Document No. 201106044096 in the Official Public Records of Comal County, Texas.
4. First Mountain – Vacate and Replat – Lots 28R and 30R, Unit 1, recorded as Document No. 200906008485 in the Official Public Records of Comal County, Texas.

RECORDING DATA FOR THE DECLARATION AND RELATED DOCUMENTS

1. Declaration of Covenants, Conditions and Restrictions – First Mountain Subdivision, recorded as Document No. 200906009077 in the Official Public Records of Comal County, Texas.
2. First Amendment to Declaration of Covenants, Conditions and Restrictions – First Mountain Subdivision, recorded as Document No. 201006003884 in the Official Public Records of Comal County, Texas.
3. Certificate of Filing Dedicatory Instruments for First Mountain Homeowners Association, Inc., recorded as Document No. 201306041435 in the Official Public Records of Comal County, Texas.
4. Second Modification and Amendment to Declaration of Covenants, Conditions and Restrictions – First Mountain Subdivision, recorded as Document No. 201806038055 in the Official Public Records of Comal County, Texas.
5. Supplement to Certificate of Filing Dedicatory Instruments for First Mountain Homeowners Association, Inc., recorded as Document No. 201806040491 in the Official Public Records of Comal County, Texas.
6. Second Supplement to Certificate of Filing Dedicatory Instruments for First Mountain Homeowners Association, Inc., recorded as Document No. 201906043720 in the Official Public Records of Comal County, Texas.
7. Correction Third Modification and Amendment to Declaration of Covenants, Conditions and Restrictions – First Mountain Subdivision, recorded as Document No. 202006005443 in the Official Public Records of Comal County, Texas.

8. Third Supplement to Certificate of Filing Dedicatory Instruments for First Mountain Homeowners Association, Inc., recorded as Document No. 202006044931 in the Official Public Records of Comal County, Texas.
9. First Mountain Homeowners Association, Inc. Supplemental Policies and Rules Adopted Pursuant to the 2021 Regular Texas Legislative Session, recorded as Document No. 202106060680 in the Official Public Records of Comal County, Texas.
10. First Mountain Homeowners Association, Inc. Amended and Restated Bylaws, recorded as Document No. 202306000884 in the Official Public Records of Comal County, Texas.
11. Supplement to Construction Rules for First Mountain Homeowners Association, Inc., recorded as Document No. 202306012782 in the Official Public Records of Comal County, Texas.
12. Supplemental Policies for First Mountain Homeowners Association, Inc., recorded as Document No. 202406003823 in the Official Public Records of Comal County, Texas.
13. First Mountain – Camera Policy, recorded as Document No. 202406036558 in the Official Public Records of Comal County, Texas.
14. First Mountain Supplemental Policies (2025 Legislative Updates), recorded as Document No. 202506033747 in the Official Public Records of Comal County, Texas.

**Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
11/10/2025 09:43:05 AM
PRISCILLA 4 Pages(s)
202506035933**



Bobbie Koepp