

N.B. VILLAGE AT CLEAR SPRINGS HOMEOWNERS ASSOCIATION, INC.

MANAGEMENT CERTIFICATE

The undersigned, being an officer of the Association, and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Village at Clear Springs.
2. The name of the Association: N.B. Village at Clear Springs Homeowners Association, Inc.
3. The recording data for the subdivision: See **Exhibit A.**
4. The recording data for the Declaration: See **Exhibit A.**
5. The name and mailing address of the Association: See below.
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

6. Website for Dedicatory Instruments: VillageClearSpringsOwners.com
7. 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

Working Capital: \$440.00

[ACKNOWLEDGEMENT PAGE FOLLOWS]

ACKNOWLEDGEMENT

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

N.B. VILLAGE AT CLEAR SPRINGS HOMEOWNERS
ASSOCIATION, INC.

a Texas nonprofit corporation

By: 

Name: LAURA FICCO

Title: CEO - PRESIDENT

STATE OF TEXAS §

§

COUNTY OF Comal §

This instrument was acknowledged before me on the 12th day of July, 2024,
by Laura Ficco, the Authorized Agent of N.B.
VILLAGE AT CLEAR SPRINGS HOMEOWNERS ASSOCIATION, INC., a Texas nonprofit
corporation, on behalf of said nonprofit corporation.

(SEAL)



Heidi Krasner

Notary Public Signature

EXHIBIT A

Document	Recording Information
Village at Clear Springs Unit 1 Plat	Vol. 8, P. 278
Village at Clear Springs Unit 2 Plat	Vol. 8, P. 586
Village at Clear Springs Unit 3 Plat	Vol. 8, P. 326
Village at Clear Springs Unit 4 Plat	Vol. 8, P. 587
Certificate of Formation	2015005439
Village at Clear Springs Bylaws	2015005440
Village at Clear Springs Declaration of Covenants, Conditions, and Restrictions	2015005441
Village at Clear Springs Records Retention, Production, and Copying Resolution	2015006484
Village at Clear Springs Collection Policy	2017028547
Village at Clear Springs First Amendment to Declaration of Covenants, Conditions, and Restrictions	201999006998
Notice of Working Capital Assessment	202499015179
Supplemental Policies – 2023 Legislative Updates	202499015180

202499016436

I certify this instrument was ELECTRONICALLY FILED
and RECORDED in the OFFICIAL PUBLIC RECORDS
of Guadalupe County, Texas on
07/15/2024 08:34:19 AM PAGES: 3 LEAH
TERESA KIEL, COUNTY CLERK


Teresa Kiel