

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

The undersigned, being an officer or managing agent of N.B. Village at Clear Springs Homeowners Association, Inc. (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., a Texas non-profit corporation.
3. The recording data for the subdivision: See Exhibit "A"
4. The recording data for the declaration with any amendments and/or supplements to the declaration: See Exhibit "A"
5. The name and mailing address of the Association: N.B. Village at Clear Springs 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 person managing the Association:

Name: The Neighborhood Company, LLC
Attn: Community Manager
Mailing Address: 1118 Vintage Way, New Braunfels, TX 78132
Telephone Number: (830) 264-2454
Email Address: Info@NeighborhoodCo.com
7. Website to access the Association's dedicatory instruments:
VillageClearSpringsOwners.com
8. Amount and description of fees related to property transfer in the subdivision:
The Association fees are in the following amounts:

Resale Certificate: \$375.00
Transfer Fee: \$400.00
Working Capital: \$440.00

[SIGNATURE 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
non-profit corporation

By: *Laura Ficco*

Name: LAURA FICCO

Title: PRESIDENT / CEO

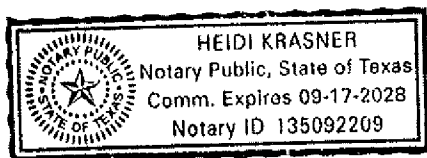
STATE OF TEXAS §

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COUNTY OF Comal §

This instrument was acknowledged before me this 30 day of September, 2025
by Laura Ficco Authorized Agent of N.B. Village at Clear Springs Homeowners
Association, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.

[SEAL]



Heidi Krasner
Notary Public Signature

AFTER RECORDING RETURN TO:
WINSTEAD PC
600 W. 5th Street, Suite 900
Austin, Texas 78701
avaldes@winstead.com

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

EXHIBIT "A"

RECORDING DATA FOR THE SUBDIVISION

1. Village at Clear Springs – Plat (Unit One), recorded in Vol. 8, P. 278, Official Public Records of Guadalupe County, Texas.
2. Village at Clear Springs – Plat (Unit Two), recorded in Vol. 8, P. 586, Official Public Records of Guadalupe County, Texas.
3. Village at Clear Springs – Plat (Unit Three), recorded in Vol. 8, P. 326, Official Public Records of Guadalupe County, Texas.
4. Village at Clear Springs – Plat (Unit Four), recorded in Vol. 8, P. 587, Official Public Records of Guadalupe County, Texas.

RECORDING DATA FOR THE DECLARATION AND RELATED DOCUMENTS

1. Village at Clear Springs – Declaration of Covenants, Conditions and Restrictions, recorded as Document No. 2015005441, Official Public Records of Guadalupe County, Texas.
2. Village at Clear Springs – Certificate of Formation, recorded as Document No. 2015005439, Official Public Records of Guadalupe County, Texas.
3. Village at Clear Springs – Bylaws, recorded as Document No. 2015005440, Official Public Records of Guadalupe County, Texas.
4. Village at Clear Springs – Records Retention, Production and Copying Resolution, recorded as Document No. 2015006484, Official Public Records of Guadalupe County, Texas.
5. Village at Clear Springs – Collection Policy, recorded as Document No. 2017028547, Official Public Records of Guadalupe County, Texas.
6. Village at Clear Springs – First Amendment to Declaration of Covenants, Conditions and Restrictions, recorded as Document No. 201999006998, Official Public Records of Guadalupe County, Texas.
7. Village at Clear Springs – Resolution, recorded as Document No. 202199029077, Official Public Records of Guadalupe County, Texas.
8. Village at Clear Springs – Notice of Working Capital Assessment, recorded as Document No. 202499015179, Official Public Records of Guadalupe County, Texas.
9. Village at Clear Springs – Supplemental Policies (2023 Legislative Updates), recorded as Document No. 202499015180, Official Public Records of Guadalupe County, Texas.

10. Village at Clear Springs – Supplemental Policies (2025 Legislative Updates), recorded as Document No. 202599024612, Official Public Records of Guadalupe County, Texas.

202599024699

I certify this instrument was ELECTRONICALLY FILED
and RECORDED in the OFFICIAL PUBLIC RECORDS
of Guadalupe County, Texas on
10/01/2025 09:48:51 AM PAGES: 4 LEAH
TERESA KIEL, COUNTY CLERK



Teresa Kiel