

MANAGEMENT CERTIFICATE
CORDOVA BEND PROPERTY OWNERS ASSOCIATION

The undersigned, being an officer or managing agent of Cordova Bend Property Owners Association (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: Cordova on Canyon Lake; Alto Lago at Cordova on Canyon Lake.
2. The name of the Association: Cordova Bend Property Owners Association, 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: Cordova Bend Property Owners Association, 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: Cordovaowners.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.

[SIGNATURE PAGE FOLLOWS]

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

By: Laura Fico
Name: Laura Fico
Title: PRESIDENT / CEO

This instrument was acknowledged before me this 7 day of June, 2025
by Laura Pico Managing Agent of Cordova Bend Property Owners Association, a
Texas non-profit corporation, on behalf of said non-profit corporation.

 **HEIDI KRASNER**
Notary Public, State of Texas
Comm. Expires 09-17-2028
Notary ID 135092209

Heidi Brasner
Notary Public Signature

CORDOVA BEND PROPERTY OWNERS ASSOCIATION
MANAGEMENT CERTIFICATE

EXHIBIT "A"

RECORDING DATA FOR THE SUBDIVISION

1. The plat of Cordova Bend at Canyon Lake, Unit One recorded as Doc. No. 200606023875, Official Pubic Records of Comal County, Texas.
2. The plat of Cordova Bend at Canyon Lake, Unit One-R recorded as Doc. No. 200906001170, Official Pubic Records of Comal County, Texas.
3. The plat of Cordova Bend at Canyon Lake, Unit Two recorded as Doc. No. 200706039167. , Official Pubic Records of Comal County, Texas.
4. Adoption of Consent to Restrictions for Cordova Bend Unit One-R from Cordova Bend, Ltd to the Public recorded as Doc. No. 200906003402, Official Pubic Records of Comal County, Texas.
5. The plat of Alto Lago, Unit 1 recorded as Doc. No. 201606049273, Official Pubic Records of Comal County, Texas.
6. Replat of Lots 27 and 28AP, recorded as Doc. No. 201606029909, Official Pubic Records of Comal County, Texas.

RECORDING DATA FOR THE DECLARATION AND RELATED DOCUMENTS

1. Declaration of Covenants, Condition, and Restrictions for Cordova Bend, recorded as Doc. No. 200606024485, Official Pubic Records of Comal County, Texas.
2. Amendment to Declaration of Covenants, Condition, and Restrictions for Cordova Bend, recorded as Doc. No. 2006044141, Official Pubic Records of Comal County, Texas.
3. Declaration of Covenants, Condition, and Restrictions for Cordova Bend, recorded as Doc. No. 200706003539, Official Pubic Records of Comal County, Texas.
4. Declaration of Covenants, Condition, and Restrictions for Cordova Bend, recorded as Doc. No. 200706015323, Official Pubic Records of Comal County, Texas.
5. Amendment to Declaration of Covenants, Condition, and Restrictions for Cordova Bend, recorded as Doc. No. 200706022360, Official Pubic Records of Comal County, Texas.
6. Amendment to Declaration of Covenants, Condition, and Restrictions for Cordova Bend, recorded as Doc. No. 200706027727, Official Pubic Records of Comal County, Texas.
7. Declaration of Covenants, Condition, and Restrictions for Cordova Bend, recorded as Doc. No. 200706042762, Official Pubic Records of Comal County, Texas.

8. Declaration of Covenants, Condition, and Restrictions for Cordova Bend, recorded as Doc. No. 200806007554, Official Pubic Records of Comal County, Texas.
9. Declaration of Covenants, Condition, and Restrictions for Cordova Bend, recorded as Doc. No. 201406041537, Official Pubic Records of Comal County, Texas.
10. Declaration of Covenants, Condition, and Restrictions for Cordova Bend, recorded as Doc. No. 201406039301, Official Pubic Records of Comal County, Texas.
11. Declaration of Covenants, Condition, and Restrictions for Cordova Bend, recorded as Doc. No. 201606031377, Official Pubic Records of Comal County, Texas.
12. Amendment Declaration of Covenants, Condition, and Restrictions for Cordova Bend Unit Two, recorded as Doc. No. 201606031378, Official Pubic Records of Comal County, Texas.
13. Declaration of Covenants, Condition, and Restrictions for Cordova Bend, recorded as Doc. No. 201906018694, Official Pubic Records of Comal County, Texas.
14. Declaration of Covenants, Condition, and Restrictions for Cordova Bend, recorded as Doc. No. 201906018695, Official Pubic Records of Comal County, Texas.
15. Second Amendment to the Bylaws for Cordova Bend, recorded as Doc. No. 201906018697, Official Public Records of Comal County, Texas.
16. Amendment to Declaration of Covenants, Condition, and Restrictions for Cordova Bend at Canyon Lake, Unit One, Unit One-R, Unit Two, recorded as Doc. No. 202006017735, Official Public Records of Comal County, Texas.
17. Violations and Fine Policy for Cordova Bend, recorded as Doc. No. 202006017737, Official Public Records of Comal County, Texas.
18. Architectural Control Transfer for Cordova Bend, recorded as Doc. No. 202006030457, Official Public Records of Comal County, Texas.
19. Assignment of Declarant Rights for Cordova Bend, recorded as Doc. No. 202206045613, Official Public Records of Comal County, Texas.
20. ACC Communications Policy for Cordova Bend, recorded as Doc. No. 202406009183, Official Public Records of Comal County, Texas.
21. Architectural Control Committee Charter for Cordova Bend, recorded as Doc. No. 202406009181, Official Public Records of Comal County, Texas.
22. Code of Conduct Rules for Cordova Bend, recorded as Doc. No. 202406009184, Official Public Records of Comal County, Texas.

23. Enforcement and Fine Policy for Cordova Bend, recorded as Doc. No. 202406009175, Official Public Records of Comal County, Texas.
24. General Communications Policy for Cordova Bend, recorded as Doc. No. 202406009176, Official Public Records of Comal County, Texas.
25. Violations Communications Policy for Cordova Bend, recorded as Doc. No. 202406009182, Official Public Records of Comal County, Texas.
26. Notice of Dedicatory Instrument for Cordova Bend, recorded as Doc. No. 202406010937, Official Public Records of Comal County, Texas.

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
05/28/2025 11:47:11 AM
MARY 5 Pages(s)
202506015734



Bobbie Koepp