

MANAGEMENT CERTIFICATE
T BAR M CONDOMINIUM ASSOCIATION

The undersigned, being an officer or manager of T Bar M Condominium Association, and in accordance with Section 82.116 of the Texas Uniform Condominium Act, certifies as follows:

1. The name of the condominium project: T Bar M (the “**Condominium**”).
2. The name of the Condominium community: T Bar M Condominium Association, a Texas non-profit corporation (the “**Association**”).
3. The location of the Condominium: 2549 HW 46, New Braunfels, TX 78130.
4. The recording data for the declaration: See Exhibit “A”
5. The mailing address of the Association: T Bar M Condominium Association, c/o The Neighborhood Company, LLC, 1118 Vintage Way, New Braunfels, TX 78132.
6. The name and mailing 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:	<u>Info@NeighborhoodCo.com</u>
7. Website for Dedicatory Instruments:
<https://neighborhoodco.com/community/t-bar-m/>
8. The amount and description of a fee or fees charged by the Association relating to a property transfer in the condominium:

Transfer Fee:	\$400.00.
Resale Certificate Fee:	\$375.00.
Working Capital:	\$250.00.

ACKNOWLEDGEMENT

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

T BAR M CONDOMINIUM ASSOCIATION,
a Texas non-profit corporation

By: Laura Fico

Printed Name: LAURA FICO

Title: PRESIDENT

THE STATE OF TEXAS

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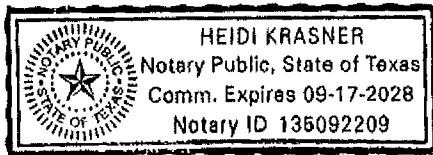
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COUNTY OF Comal

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This instrument was acknowledged before me on 15 day of December, 2025,
by Laura Fico, the authorized Agent of T Bar M
Condominium Association, a Texas non-profit corporation, on behalf of said 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

T BAR M CONDOMINIUM ASSOCIATION

EXHIBIT "A"

RECORDING DATA FOR THE DECLARATION AND RELATED DOCUMENTS

1. T Bar M – Condominium Declaration, Unit No. 1, recorded at Volume I, Pages 1-57 of the Comal County Official Public Records.
2. T Bar M – Condominium Declaration, Unit No. IV, are recorded at Volume 1, Pages 58-108 of the Comal County Official Public Records.
3. T Bar M – First Amendment to Condominium Declaration, Unit No. I and Unit No. IV, are recorded at Volume 1, Pages 109-148 of the Comal County Official Public Records.
4. T Bar M – Condominium Declaration, Unit No. II, is recorded at Volume 1, Pages 491-536 of the Comal County Official Records.
5. T Bar M – Amendment to Condominium Declarations, Units I, II and IV, are recorded at Volume 769, Pages 790-793 of the Comal County Official Public Records.
6. T Bar M – Articles of Incorporation, are recorded at Vol. 1, Page 55; Vol. 1, Page 96; and Vol. 1, Page 533 et seq. in the Official Public Records of Comal County, Texas.
7. T Bar M – Bylaws, are recorded at Volume 1, Page 47; Vol. 1, Page 98, and Vo. 1, Page 525 of the Official Public Records of Comal County, Texas.
8. T Bar M – Settlement and Release Agreement between T Bar M Condominium Association and The Center for Christian Growth, Inc., recorded as Doc. NO. 202006045050 in the Official Public Records of Comal County, Texas.
9. T Bar M – Supplemental Policies (2025 Legislative Update), recorded as Document No. 202506037240, Official Public Records of Comal County, Texas.
10. T Bar M – Policy Manual, recorded as Document No. 202506038595, Official Public Records of Comal County, Texas.
11. T Bar M – Amendment to the Bylaws, recorded as Document No. 202506038598, Official Public Records of Comal County, Texas.

**Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
12/16/2025 11:11:23 AM
PRISCILLA 3 Pages(s)
202506039537**



Bobbie Koepp