

**MANAGEMENT CERTIFICATE FOR
Comal Ventana Homeowners Association, Inc.
Comal County**

STATE OF TEXAS §
COUNTY OF COMAL §

1. **Name of Subdivision:** Comal Ventana Homeowners Association, Inc.
2. **Name of Association:** Comal Ventana Homeowners Association, Inc.
3. **Recording Data for Subdivision:** See Exhibit "A"
4. **Recording Data for Declaration:** See Exhibit "A"
5. **Name and mailing address of Association:** Comal Ventana Homeowners Association, Inc.,
3424 Paesanos Pkwy, Suite 100, San Antonio, Texas 78231.
6. **The Association's designated representative is:** FirstService Residential San Antonio, LLC,
3424 Paesanos Pkwy, Suite 100, San Antonio, Texas 78231; 210-829-7202 Office; 210-829-5207
Fax.
Email: sanantonio@fsresidential.com.
Community Website: <https://comalventana.connectresident.com/>
7. **Resales Disclosure Package: \$375.00**
Homeowner Setup/ Unit Transfer Fee: There is a transfer fee in the amount of **\$295.00** collected
at closing from the buyer.
Capital Improvement Fee: \$500.00 (First Buyer Only)
8. **Other information the Association considers appropriate for the governing, administration
or operation of the subdivision and Association:** See Exhibit "A"

Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the Comal Ventana Homeowners Association, Inc., as well as performing a physical inspection of the property and common areas, prior to purchase. This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision. No person should rely on this Management Certificate for anything other than for identifying and contacting the Association.

Comal Ventana Homeowners Association, Inc.

By: Kristie Rose Zapp

Print Name: Kristie Rose-Zapp

Print Title: Managing Agent

STATE OF TEXAS §
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This instrument was acknowledged and signed before me on this the 24th day of January, 2023 by Kristie Rose-Zapp o the Managing Agent of the Comal Ventana Homeowners Association, Inc. on behalf of the Association.

[Signature]
Notary Public – State of Texas

After Recording Return To:
FirstService Residential San Antonio, LLC
3424 Paesanos Pkwy Ste. 100
San Antonio, TX 78231

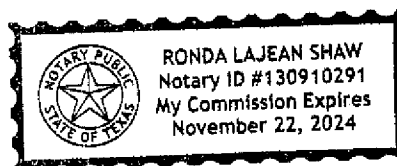


EXHIBIT "A"

Comal Ventana Homeowners Association, Inc., a subdivision located in Comal County, Texas, and any other subdivisions which have been or may be subsequently annexed thereto and made subject to the authority of the Comal Ventana Homeowners Association, Inc. which sections were originally encumbered by dedicatory instruments filed of record in Comal County, Texas as follows:

Recording Date	Filed Document	Recording Information
06/01/2016	DCCR	201606022025
06/01/2016	Supplemental DCCR Park Village	201606022026
06/16/2016	Bylaws	201606024229
06/16/2016	Certificate of Formation	201606024229
06/16/2016	Residential Design Guidelines	201606024229
06/20/2019	Supplemental DCCR Unit 3A	201906021182
09/03/2019	1 st Amendment to DCCR	201906031071
05/16/2020	Supplemental Declaration Unit 3B	202006016607
09/03/2020	Supplemental Declaration Unit 5	202006037351
01/07/2021	First Amendment to the Bylaws	202106001222
02/26/2021	Rule and Regulation Establishing Governing Doc Enforcement and Fine Policy	202106009958
03/12/2021	Supplemental Declaration Unit 4	202106012917
11/24/2021	Supplemental Declaration Unit 6	202106060644
12/09/2021	Supplemental Declaration Unit 8	202106062912
12/16/2021	Supplemental Declaration Unit 9	202106064565
03/02/2022	Pool Rules and Waiver of Liability	202206010017

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
01/26/2023 08:38:19 AM
TERRI 2 Pages(s)
202306002676



Bobbie Koepp