

**AMENDED AND RESTATED MANAGEMENT CERTIFICATE**  
**PARADISE ON THE GUADALUPE PROPERTY OWNERS ASSOCIATION**

The undersigned, being an officer of Paradise on the Guadalupe 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: Paradise on the Guadalupe.
2.     The name of the Association: Paradise on the Guadalupe Property Owners Association.
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: Paradise on the Guadalupe 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 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

7.     Website for Dedicatory Instruments:  
  
          www.paradisetxowners.com
8.     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.

**ACKNOWLEDGEMENT**

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

**PARADISE ON THE GUADALUPE PROPERTY  
OWNERS ASSOCIATION**, a Texas nonprofit corporation

By: 

Name: LAURA FICCO

Title: PRESIDENT / CEO

STATE OF TEXAS

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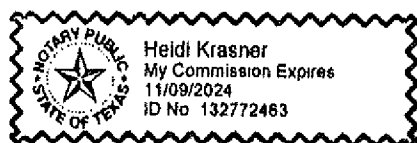
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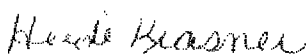
COUNTY OF Comal

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This instrument was acknowledged before me on the 1 day of February, 2024, by Laura Ficco, the management of PARADISE ON THE GUADALUPE PROPERTY OWNERS ASSOCIATION, a Texas nonprofit corporation, on behalf of said nonprofit corporation.

(SEAL)



  
Notary Public Signature

**AFTER RECORDING RETURN TO:**

Alex Valdes, Esq.

WINSTEAD PC

401 Congress Avenue, Suite 2100

Austin, Texas 78701

avaldes@winstead.com

PARADISE ON THE GUADALUPE PROPERTY OWNERS ASSOCIATION  
AMENDED AND RESTATED MANAGEMENT CERTIFICATE

## EXHIBIT A

1. Paradise on the Guadalupe – Declaration of Covenants, Conditions and Restrictions, under Document No. 202106042711, Official Public Records of Comal County, Texas.
2. Paradise on the Guadalupe – Affidavit of Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions, under Document No. 202206027234, Official Public Records of Comal County, Texas.
3. Paradise on the Guadalupe – First Amendment to Declaration of Covenants, Conditions and Restrictions, under Document No. 202206026435, Official Public Records of Comal County, Texas
4. Paradise on the Guadalupe – Bylaws, under Document No. 202206037518, Official Public Records of Comal County, Texas
5. Paradise on the Guadalupe – Second Amendment to Declaration of Covenants, Conditions and Restrictions, under Document No. 202206048963, Official Public Records of Comal County, Texas

**Filed and Recorded**  
**Official Public Records**  
**Bobbie Koepf, County Clerk**  
**Comal County, Texas**  
**02/02/2024 11:15:11 AM**  
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**202406003204**



*Bobbie Koepf*