

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: All that certain real property located in Comal County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Paradise on the Guadalupe, recorded in Document No. 202106042711, Official Public Records of Comal County, Texas, as the same may be amended from time to time (the “**Declaration**”).
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
Attn: Community Manager
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: Laura Ficco

Name: LAURA FICCO

Title: PRESIDENT

STATE OF TEXAS

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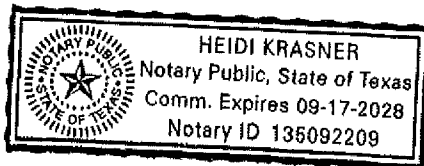
COUNTY OF Seamal

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This instrument was acknowledged before me on the 3 day of December 2025, by Laura Ficco the Authorized Agent of PARADISE ON THE GUADALUPE PROPERTY OWNERS ASSOCIATION, a Texas nonprofit corporation, on behalf of said nonprofit corporation.

(SEAL)



Heidi Krasner

Notary Public Signature

AFTER RECORDING RETURN TO:

Alex Valdes, Esq.
WINSTEAD PC
600 W. 5th Street, Suite 900
Austin, Texas 78701
avaldes@winstead.com

EXHIBIT A

RECORDING DATA FOR THE DECLARATION AND RELATED DOCUMENTS

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
6. Paradise on the Guadalupe – Supplemental Policies (2025 Legislative Update), under Document No. 202506037612, Official Public Records of Comal County, Texas

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
12/03/2025 11:46:00 AM
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202506038277



Bobbie Koepp