

MANAGEMENT CERTIFICATE
ENSENADA SHORES HOMEOWNERS ASSOCIATION, INC.

The undersigned, being an officer or managing agent of Ensenada Shores Homeowners Association, Inc. (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: Ensenada Shores.
2. The name of the Association: Ensenada Shores Homeowners Association, Inc., 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: Ensenada Shores Homeowners Association, Inc., 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:
ensenadaowners.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]

ACKNOWLEDGEMENT

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

**ENSENADA SHORES HOMEOWNERS
ASSOCIATION, INC.**, a Texas non-profit
corporation

By: *Laura Ficco*

Name: LAURA FICCO

Title: PRESIDENT / CEO

STATE OF TEXAS

§

§

COUNTY OF Comal

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This instrument was acknowledged before me this 25 day of September, 2025
by Laura Ficco Operating Agent of Ensenada Shores Homeowners Association, Inc.,
a Texas non-profit corporation, on behalf of said non-profit 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

ENSENADA SHORES HOMEOWNERS ASSOCIATION, INC.
MANAGEMENT CERTIFICATE

EXHIBIT "A"

RECORDING DATA FOR THE DECLARATION AND RELATED DOCUMENTS

1. Ensenada Shores – Declaration of Covenants, Conditions and Restrictions, recorded as Document No. 200406021271, Official Public Records of Comal County, Texas.
2. Ensenada Shores – First Amendment to the Declaration of Covenants, Conditions and Restrictions, recorded as Document No. 200406040278, Official Public Records of Comal County, Texas.
3. Ensenada Shores – Supplemental Declaration of Protective Covenants, recorded as Document No. 200506032734, Official Public Records of Comal County, Texas.
4. Ensenada Shores – Second Amendment to Declaration of Covenants, Conditions and Restrictions, recorded as Document No. 200606002953, Official Public Records of Comal County, Texas.
5. Ensenada Shores – Declaration of Covenants, Conditions and Restrictions (Avonlea Subdivision), recorded as Document No. 200606028180, Official Public Records of Comal County, Texas.
6. Ensenada Shores – Supplemental Declaration of Protective Covenants, recorded as Document No. 200706016847, Official Public Records of Comal County, Texas.
7. Ensenada Shores – Third Amendment to Declaration of Covenants, Conditions and Restrictions, recorded as Document No. 200806020108, Official Public Records of Comal County, Texas.
8. Ensenada Shores – Supplemental Declaration of Protective Covenants, recorded as Document No. 200806019792, Official Public Records of Comal County, Texas.
9. Ensenada Shores – Supplemental Declaration of Protective Covenants, recorded as Document No. 201006023137, Official Public Records of Comal County, Texas.
10. Ensenada Shores – Supplemental Declaration of Protective Covenants, recorded as Document No. 201406010351, Official Public Records of Comal County, Texas.
11. Ensenada Shores – Resolution of the Board of Directors, recorded as Document No. 201606022746, Official Public Records of Comal County, Texas.
12. Ensenada Shores – Amended and Restated Bylaws, recorded as Document No. 202006025942, Official Public Records of Comal County, Texas.

13. Ensenada Shores – Supplemental Notice of Dedicatory Instruments, recorded as Document No. 202306040190, Official Public Records of Comal County, Texas.
14. Ensenada Shores – Amended and Restated Declaration of Covenants, Conditions and Restrictions (Avonlea Subdivision), recorded as Document No. 202306022966, Official Public Records of Comal County, Texas.
15. Ensenada Shores – Supplemental Notice of Dedicatory Instruments, recorded as Document No. 202406009501, Official Public Records of Comal County, Texas.
16. Ensenada Shores – Supplemental Policies (2025 Legislative Updates), recorded as Document No. 202506030778, Official Public Records of Comal County, Texas.

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
10/06/2025 08:39:58 AM
TAMMY 4 Pages(s)
202506031999



Bobbie Koepp