

MANAGEMENT CERTIFICATE
TCE HOMEOWNERS ASSOCIATION

The undersigned, being an officer or managing agent of TCE Homeowners 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: Texas Country Estates.
2. The name of the Association: TCE Homeowners Association, 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: TCE Homeowners 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 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:
<https://neighborhoodco.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.

TCE HOMEOWNERS ASSOCIATION, a Texas
non-profit corporation

By: *Laura Ficco*

Name: LAURA FICCO

Title: PRESIDENT / CEO

STATE OF TEXAS §

§

COUNTY OF Comal §

This instrument was acknowledged before me this 16 day of September, 2020
by Laura Ficco Managing Agent of TCE Homeowners Association, 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

avaldez@winstead.com

TCE HOMEOWNERS ASSOCIATION
MANAGEMENT CERTIFICATE

EXHIBIT "A"

RECORDING DATA FOR THE DECLARATION AND RELATED DOCUMENTS

1. Texas Country Estates – Master Amendment and Restated Declaration of Covenants, Conditions and Restrictions (Unit One), recorded as Document No. 200206036428, Official Public Records of Comal County, Texas.
2. Texas Country Estates – Declaration of Covenants, Conditions and Restrictions (Unit Two), recorded as Document No. 200806017211, Official Public Records of Comal County, Texas.
3. Texas Country Estates – First Amended Bylaws, recorded as Document No. 201306049132, Official Public Records of Comal County, Texas.
4. Texas Country Estates – Collection of Assessments Policy, recorded as Document No. 201406041668, Official Public Records of Comal County, Texas.

4916-3710-0904v.1 66801-1

TCE HOMEOWNERS ASSOCIATION
MANAGEMENT CERTIFICATE

**Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
09/18/2025 03:54:43 PM
TERRI 3 Pages(s)
202506030135**



Bobbie Koepp