PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE
for
PROPERTY OWNERS ASSOCIATION OF VINTAGE OAKS, INC.

THE STATE OF TEXAS §
§
COUNTY OF COMAL §

The undersigned, LAURA FICCO, President of The Neighborhood Company, the Managing Agent for PROPERTY OWNERS ASSOCIATION OF VINTAGE OAKS, INC., a nonprofit corporation (the "Association") organized and existing under the laws of the State of Texas, submits the following information pursuant to TEX. PROP. CODE § 209.004 which supersedes any prior Management Certificate filed by the Association:

1. Name of the Subdivision: Vintage Oaks at the Vineyard

2. Name of Association: Property Owners Association of Vintage Oaks, Inc.

3. Recording Data for the Subdivision: Official Public Records of Comal County, Texas

UNIT NUMBER	SUBDIVISION NAME	DOCUMENT NUMBER
1	Vintage Oaks at The Vineyard Unit 1, (SAVE AND EXCEPT Lot 2R, Vintage Oaks according to certain Replat recorded as Document No. 201806031474)	200706000394
2	Vintage Oaks at The Vineyard Unit Two	200706040713
3	Vintage Oaks at The Vineyard Unit 3	201206036750
4	Vintage Oaks at The Vineyard Unit 4	201206040252
5	Vintage Oaks at The Vineyard Unit 5	201306040370
6	Vintage Oaks at The Vineyard Unit 6	201306051565
7	Vintage Oaks at The Vineyard Unit 7	201406005729
8	Vintage Oaks at The Vineyard Unit 8	201406026476
9	Vintage Oaks at The Vineyard Unit 9	201506011975
10	Vintage Oaks at The Vineyard Unit 10	201506042037
11	Vintage Oaks at The Vineyard Unit 11	201506048246
12	Vintage Oaks at The Vineyard Unit 12	201606022241
13	Vintage Oaks at The Vineyard Unit 13	201606041095
14	Vintage Oaks at The Vineyard Unit 14	201706006744
15	Vintage Oaks at The Vineyard Unit 15	201706006749
16	Vintage Oaks at The Vineyard Unit 16	201706026888
17	Vintage Oaks at The Vineyard Unit 17	201706036819
18	Vintage Oaks at The Vineyard Unit 18	201806005052
19	Vintage Oaks at The Vineyard Unit 19	201806006077
20	Vintage Oaks at The Vineyard Unit 20	201806019282
21	Vintage Oaks at The Vineyard Unit 21	201806030248
22	Vintage Oaks at The Vineyard Unit 22	201806032357
23	Vintage Oaks at The Vineyard Unit 23	201906007202

24	Vintage Oaks at The Vineyard Unit 24	201906011302
25	Vintage Oaks at The Vineyard Unit 25	201906013327
26	Vintage Oaks at The Vineyard Unit 26	201906028631
27	Vintage Oaks at The Vineyard Unit 27 *[converts Lots 23 & 40R, Vintage Oaks at The Vineyard, Unit 18, into Vintage Oaks at The Vineyard Unit 27]*	202006030773
28	Vintage Oaks at The Vineyard Unit 28	202006037730
29	Vintage Oaks at The Vineyard Unit 29	202106018739
30	Vintage Oaks at The Vineyard Unit 30	202206006690

4. Recording Data for the Declaration, Supplements and Amendments as of the date hereof: Recorded in the Official Public Records of Comal County, Texas

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS		**DOCUMENT NUMBER**
Second Amended and Restated Declaration of Covenants, Conditions and Restrictions Vintage Oaks at the Vineyard		202206053304
SUPPLEMENTAL DECLARATIONS		
UNIT NUMBER	**DOCUMENT**	**DOCUMENT NUMBER**
One	Supplemental Declaration of Covenants, Conditions and Restrictions for Vintage Oaks at The Vineyard Unit One, ***Amended by:*** First Amendment to the First Supplemental Declaration of Covenants, Conditions and Restrictions for Vintage Oaks at The Vineyard Unit One Second Amendment to The First Supplemental Declaration of Covenants, Conditions and Restrictions for Vintage Oaks at The Vineyard Unit One	200706000772 200706015464 200706027104
Two	Supplemental Declaration of Covenants, Conditions and Restrictions for Vintage Oaks at The Vineyard Unit Two	200706040721
3	Supplemental Declaration of Covenants, Conditions and Restrictions for Vintage Oaks at The Vineyard Unit 3	201206037003
4	Fourth Supplement to Declaration of Covenants, Conditions and Restrictions for Vintage Oaks at The Vineyard, Unit 4	201206041113
5	First Amended Fifth Supplement to Declaration of Covenants, Conditions and Restrictions for Vintage Oaks at The Vineyard, Unit 5, *[amended and replaced prior Fifth Supplemental Declaration recorded as Doc. No. 201306039084]*	201306042081
6	Sixth Supplement to Declaration of Covenants, Conditions and Restrictions for Vintage Oaks at The Vineyard, Unit 6	201306051741

7	Seventh Supplement to Declaration of Covenants, Conditions and Restrictions for Vintage Oaks at The Vineyard, Unit 7	201406006128
8	Eighth Supplement to Declaration of Covenants, Conditions and Restrictions for Vintage Oaks at The Vineyard, Unit 8	201406026570
9	Ninth Supplement to Declaration of Covenants, Conditions and Restrictions for Vintage Oaks at The Vineyard, Unit 9	201506012054
10	Tenth Supplement to Declaration of Covenants, Conditions and Restrictions for Vintage Oaks at The Vineyard, Unit 10	201506042121
11	Eleventh Supplement to Declaration of Covenants, Conditions and Restrictions for Vintage Oaks at The Vineyard, Unit 11	201506048349
1, 2, 4, 5, 6, 7 8, 10 and 11	Amendment to Supplemental Declarations of Covenants, Conditions and Restrictions Unit 1, Unit 2, Unit 4, Unit 5, Unit 6, Unit 8, Unit 9, Unit 10, Unit 11	201706028671
12	Twelfth Supplement to Declaration of Covenants, Conditions and Restrictions for Vintage Oaks at The Vineyard, Unit 12	201606024016
13	Thirteenth Supplement to Declaration of Covenants, Conditions and Restrictions for Vintage Oaks at The Vineyard Unit 13	201606045633
14	Fourteenth Supplement to Declaration of Covenants Conditions and Restrictions for Vintage Oaks at The Vineyard, Unit 14	201706007697
15	Fifteenth Supplement to Declaration of Covenants, Conditions and Restrictions for Vintage Oaks at The Vineyard The Grove, Unit 15	201706008104
16	Sixteenth Supplement to Declaration of Covenants, Conditions and Restrictions for Vintage Oaks at The Vineyard, Unit 16	201706027258
17	Seventeenth Supplement to Declaration of Covenants, Conditions and Restrictions for Vintage Oaks at The Vineyard, Unit 17	201706037155
18	Eighteenth Supplement to Declaration of Covenants, Conditions and Restrictions Unit 18 ***Amended by:*** First Amendment to the Eighteenth Supplement to Declaration of Covenants, Conditions and Restrictions for Vintage Oaks at The Vineyard Unit 18	201806005728 201806021323
19	Nineteenth Supplement to Declaration of Covenants, Conditions and Restrictions for Vintage Oaks at The Vineyard, Unit 19 ***Amended by:*** First Amendment to Nineteenth Supplement to Declaration of Covenants, Conditions and Restrictions Unit 19	201806006130 201806021325

20	Twentieth Supplement to Declaration of Covenants, Conditions and Restrictions for Vintage Oaks at The Vineyard, Unit 20	201806020106
21	Twenty-First Supplement to Declaration of Covenants, Conditions and Restrictions for Vintage Oaks at The Vineyard, Unit 21	201806030528
22	Twenty-Second Supplement to Declaration of Covenants, Conditions and Restrictions for Vintage Oaks at The Vineyard, Unit 22	201806033120
23	Twenty-Third Supplement to Declaration of Covenants, Conditions and Restrictions for Vintage Oaks at The Vineyard, Unit 23	201906007292
24	Twenty-Fourth Supplement to Declaration of Covenants, Conditions, and Restrictions for Vintage Oaks at The Vineyard, Unit 24	201906011867
25	Twenty-Fifth Supplement to Declaration of Covenants, Conditions and Restrictions for Vintage Oaks at The Vineyard, Unit 25	201906013760
26	Twenty-Sixth Supplement to Declaration of Covenants, Conditions and Restrictions for Vintage Oaks at The Vineyard, Unit 26	201906032537
27	Twenty-Seventh Supplement to Declaration of Covenants, Conditions and Restrictions for Vintage Oaks at The Vineyard, Unit 27	202006033902
28	Twenty-Eighth Supplement to Declaration of Covenants, Conditions and Restrictions for Vintage Oaks at The Vineyard, Unit 28	202006038426
29	Twenty-Ninth Supplement to Declaration of Covenants, Conditions and Restrictions for Vintage Oaks at The Vineyard, Unit 29	202106058260
30	Thirtieth Supplement to Declaration of Covenants, Conditions and Restrictions for Vintage Oaks at The Vineyard, Unit 30	202206007284
1, 2, 4, & 16	Vintage Oaks at the Vineyard [Gated Roadway Construction Fee] [Units 1, 2, 4, & 16] Comal County, Texas	202206002224

5. Recording Data for the Articles, Bylaws, Rules, Regulations and Policies as of the date hereof: Recorded in the Official Public Records of Comal County, Texas

ARTICLES AND BYLAWS	**DOCUMENT NUMBER**
Notice of Filing of Certificate of Formation Property Owners Association of Vintage Oaks, Inc.	202206040190
Affidavit in Compliance with Tex. Prop. Code § 202.006 with: Restated Bylaws of Property Owners Association of Vintage Oaks, Inc.	202206053376
POLICIES, RULES, RESOLUTIONS, AND GUIDELINES	**DOCUMENT NUMBER**
Property Owners Association of Vintage Oaks, Inc.	201706038551

Amended Fine Enforcement Policy	
Property Owners Association of Vintage Oaks, Inc. Assessment Collection Policy	201706050096
Property Owners Association of Vintage Oaks, Inc. Fireworks Policy	201706050099
Vintage Oaks COVID-19 Policy - Amenities Policy [Comal County, Texas]	202006018349
Vintage Oaks at The Vineyard Supplemental Policies and Rules Adopted Pursuant to the 2021 Legislative Session Includes: Covenant Violation Hearing Procedures; Board of Director Meeting Notice Requirements; Service Contract Bid Procedures; Pool Enclosures and Security Measures Policy; Assessment Collection – Delinquency Cure Deadlines; Religious Display Policy; and Statement Notice of Posting and Recordation of Documents	202106055905
Leasing Policy Vintage Oaks Comal County	202206040110
Vintage Oaks at The Vineyard Third Amended and Restated Architectural and Site Design Guidelines [Comal County, Texas]	202206053386
Vintage Oaks at The Vineyard [The Grove] [Comal County, Texas] Second Amended and Restated Design Guidelines	202206053388
Property Owners Association of Vintage Oaks, Inc. Resolution Adopting Supplemental Policies Includes: Records Production and Copying Policy; Records Retention and Destruction Policy; Email Registration Policy with sample Promulgated Email Registration Form; Bee Keeping Policy; Generators Policy; Open Board Meetings Policy; Rainwater Collection Systems Policy; Roofing Materials and Approval Policy; Seasonal and Holiday Decorations and Lighting Policy; Sign Policy; Solar Energy Devices Policy; and Yard Art Policy	202206053399

6. Association Fees Related to Property Transfer:

Resale Certificate Fee:	$375.00
Transfer Fee:	$375.00
Working Capital Assessment (Unimproved Lots):	$750.00
Working Capital Assessment (Improved Lots):	$1,500.00

7. Mailing Address for the Association:

Property Owners Association of Vintage Oaks, Inc.
1118 Vintage Way
New Braunfels, Texas 78132

8. Association Management or Representative and Contact Information:

The Neighborhood Company
1118 Vintage Way
New Braunfels, Texas 78132
Phone: 830-264-2454
Email: info@NeighborhoodCo.com

9. Association Website:
www.VintageOaksOwners.com

Executed on this 25 day of January 2023.

PROPERTY OWNERS ASSOCIATION OF VINTAGE OAKS, INC.

By: _____
LAURA FICCO, President,
The Neighborhood Company,
Managing Agent

STATE OF TEXAS §
§
COUNTY OF COMAL §

BEFORE ME, the undersigned notary public, on this 25 day of January, 2023, personally appeared LAURA FICCO, President of The Neighborhood Company, the Managing Agent for PROPERTY OWNERS ASSOCIATION OF VINTAGE OAKS, INC., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and in the capacity therein expressed.

NOTARY PUBLIC STATE OF TEXAS
Heidi Krasner
My Commission Expires
11/09/2024
ID No 132772463

Heidi Krasner
Notary Public, State of Texas

AFTER RECORDING, RETURN TO:
Michael B. Thurman
THURMAN & PHILLIPS, P.C.
4093 De Zavala Road
Shavano Park, Texas 78249
Phone: (210) 341-2020
Email: mike@thurmanphillips.com

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
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Bobbie Koepp