



HOMEOWNERS/PROPERTY OWNERS ASSOCIATION PROFILE SHEET

DATE UPDATED Feb 5, 2026

Are there multiple Associations concerning the same Condo/Subdivision? ☐ Yes ☒ No
(If yes attach a separate form for each HOA/POA)

Recorded name of HOA/POA: Comal Ventana Home Owners Association

Type of HOA/POA: ☐ Condominium ☒ Subdivision ☐ Other _____
☐ Includes Planned Unit Development Ownership

Mandatory Deposits of any kind due at closing? ☐ Yes \$ _____ ☐ No

If yes, please provide a description of the mandatory deposits:

Is Condominium/Subdivision located in Municipal Utility District? ☒ Yes ☐ No

If yes, list name of MUD: Johnson Ranch MUD

If this is a condominium community, is it: ☐ Original Development ☐ Apartment conversion ☐ Other

Is Condominium: ☐ VA Approved ☐ FHA Approved

If Condominium - Is a "Right of First Refusal" required by the association? ☐ Yes ☐ No

Association Fee \$ 660 Payable: ☐ Monthly ☐ Quarterly ☒ Yearly

Transfer Fee \$ 340

Resale Certificate Neighborhood Docs Fee \$ 450

Payable by: ☒ Buyer ☐ Seller

Are there any fees/assessments/special assessments of any kind? ☐ Yes ☒ No

If yes, what are they? MUD - Johnson Ranch MUD

Name of HOA/POA Management Co.: First Service Residential

Physical Address: 3424 Paesanos Pkwy, St 100 SA 78231 Website: _____

Contact Person: _____ Phone: 210-8297202 Email: _____

Amenities/Services provided by the HOA/POA

Check all that apply:

- | | | | | |
|---|---|--|--|---------------------------------------|
| ☒ Swimming Pool | ☐ Basketball Court | ☐ Party/Meeting Rm. | ☐ Fire Protection | ☐ Other: _____ |
| ☐ Hot Tub | ☐ Baseball Court | ☐ Gas | ☐ Pest Control | _____ |
| ☐ Sauna | ☐ Volleyball Court | ☐ Electricity | ☐ Garbage Pickup | _____ |
| ☐ Club House | ☐ Soccer Field | ☐ Water | ☐ Electronic Gate | _____ |
| ☐ BBQ/Picnic Area | ☐ Jogging Trail | ☐ Grounds Maint. | ☐ Guarded Gate | _____ |
| ☐ Playground | ☐ Park | ☐ Street Maint. | ☐ Guard/Patrol | _____ |
| ☐ Tennis Court | ☐ Exercise Rm. | ☐ Ext. Home Maint. | ☐ Security | _____ |

Information is deemed reliable but not guaranteed. Buyer should independently verify before relying there on.