



HOMEOWNERS/PROPERTY OWNERS ASSOCIATION PROFILE SHEET

DATE UPDATED 01/05/2026

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: Vintage Oaks Property Owners Association

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

Membership mandatory? ☒ Yes ☐ No

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

If yes, list name of 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 \$ 825.00 Payable: ☐ Monthly ☐ Quarterly ☒ Yearly

Transfer Fee \$ 400.00 Mandatory Deposits of any kind due at closing? ☐ Yes ☒ No

Resale Certificate Neighborhood Docs Fee \$ 375.00

Payable by: ☒ Buyer ☐ Seller

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

If yes, what are they? Mandatory ONE TIME Capital Investment Fee of \$1500 for homes, \$750 for lots, payable by BUYER at closing

Name of HOA/POA Management Co.: The Neighborhood Company

Physical Address: 1110 Vintage Way, New Braunfels, TX 78132 Website: www.vintageoakstexas.com/owners

Contact Person: Staff Phone: 830-267-4651 Email: info@neighborhoodco.com

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	<u>Lazy River</u>
☒ Sauna	☒ Volleyball Court	☐ Electricity	☐ Garbage Pickup	<u>Pickleball Courts</u>
☒ 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.