

**MANAGEMENT CERTIFICATE  
FOR  
HENNERSBY HOLLOW HOMEOWNERS ASSOCIATION, INC.**

Pursuant to Texas Property Code Section 209.004, the below managing agent of HENNERSBY HOLLOW HOMEOWNERS ASSOCIATION, INC., a Texas nonprofit corporation, hereby files the Association's management certificate.

1. The name of the subdivision is: Hennersby Hollow
2. The name of the Association is: Hennersby Hollow Homeowners Association, Inc.
3. The recording data for the subdivision (in supplement to the property described in the Declaration below) is:
  - 1) Subdivision Plat of Echtle Tract Unit-1 recorded on April 14, 2023 as Document No. 20230064799-20230064804 and in Volume 20003, Pages 324-329 of the Plat Records of Bexar County, Texas
  - 2) Subdivision Plat of Echtle Tract Unit-2 recorded on August 4, 2023 as Document No. 20230142845-20230142847 and in Volume 20003, Pages 680-682 of the Plat Records of Bexar County, Texas
  - 3) Subdivision Plat of Jungman Tract Unit-1 recorded on April 14, 2023 as Document No. 20230064806-20230064810 and in Volume 20003, Pages 330-335 of the Plat Records of Bexar County, Texas
  - 4) Subdivision Plat of Jungman Tract Unit-2 recorded on June 23, 2023 as Document No. 20230112845-20230112849 and in Volume 20003, Pages 546-550 of the Plat Records of Bexar County, Texas
  - 5) Amending Plat of Jungman Tract Unit-3 recorded on July 5, 2024 as Document No. 20240121646-20240121648 and in Volume 20003, Pages 1880-1882 of the Plat Records of Bexar County, Texas
4. The recording data for the declaration is:
  - 1) Declaration of Covenants, Conditions and Restrictions for Hennersby Hollow on August 16, 2023 as Document No. 20230151064 of the Official Public Records of Real Property of Bexar County, Texas
  - 2) First Amendment to Declaration of Covenants, Conditions and Restrictions for Hennersby Hollow on October 24, 2023 as Document No. 20230196136 of the Official Public Records of Real Property of Bexar County, Texas

- 3) Second Amendment to Declaration of Covenants, Conditions and Restrictions for Hennersby Hollow on January 22, 2024 as Document No. 20240012029 of the Official Public Records of Real Property of Bexar County, Texas
- 4) Third Amendment to Declaration of Covenants, Conditions and Restrictions for Hennersby Hollow on February 8, 2024 as Document No. 20240023731 of the Official Public Records of Real Property of Bexar County, Texas
5. The mailing address of the Association is:  
  
8360 E Via De Ventura, Ste. L100  
Scottsdale, Arizona 85258-3183
6. The name, mailing address, telephone number, and email address of the person managing the Association or the Association's designated representative is:  
  
Capital Consultants Management Corporation (CCMC)  
3800 N. Lamar Blvd. Suite 200  
Austin, Texas 78756  
Telephone (210) 500-6949  
Email: Hennersbyhollow@ccmcnet.com
7. The website address of any Internet website on which the association's dedicatory instruments are available in accordance with Section 207.006 is:  
[www.hennersbyhollow.com](http://www.hennersbyhollow.com)
8. The amount and description of a fee or fees charged by the association relating to a property transfer in the subdivision is:  
  
Resale Certificate Fee: \$375.00  
Updated Resale Certificate Fee: \$75.00  
Community Enhancement Fee: .0025% of the purchase price of a lot  
Working Capital Fee: \$900.00
9. Other information the Association considers appropriate:
  - 1) Certificate of Formation of Hennersby Hollow Homeowners Association, Inc. filed with the Texas Secretary of State to incorporate the Association on November 15, 2022 and recorded on August 16, 2023 as Document No. 20230151042 of the Official Public Records of Bexar County, Texas
  - 2) Bylaws of Hennersby Hollow Homeowners Association, Inc. recorded on August 16, 2023 as Document No. 20230151042 of the Official Public Records of Bexar County, Texas
  - 3) Each of the following policies was recorded on August 17, 2023 as Document No. 20230151789 of the Official Public Records of Bexar County, Texas:

- i. Records Production and Copying Policy;
  - ii. Document Retention Policy;
  - iii. Payment Plan Policy;
  - iv. Guidelines for Display of Flags;
  - v. Guidelines for Solar Energy Devices;
  - vi. Guidelines for Rainwater Recovery Systems;
  - vii. Guidelines for Display of Certain Religious Items;
  - viii. Guidelines for Swimming Pool Enclosures; and
  - ix. Guidelines for Security Measures.
- 4) A consent setting the Community Enhancement Fee was recorded on November 27, 2023 as Document No. 20230215585 of the Official Public Records of Bexar County, Texas
- 5) The Facilities User Guidelines were recorded on June 4, 2024 as Document No. 20240100456 of the Official Public Records of Bexar County, Texas
- 6) The Hennersby Hollow Homeowners Association Enforcement and Fining Policy was recorded on June 5, 2024 as Document No. 20240101582 of the Official Public Records of Bexar County, Texas

[SIGNATURE PAGE FOLLOWS]

EXECUTED TO BE EFFECTIVE the 3rd day of March, 2025.

**MANAGING AGENT OF ASSOCIATION:**

Capital Consultants Management Corporation,  
a Arizona Corporation

By: Delores Ferguson  
Name: Delores Ferguson  
Title: Chief Customer Officer

STATE OF ARIZONA §  
§  
COUNTY OF MARICOPA §

On this 3rd day of MARCH, 2025, before me, the undersigned notary public, personally appeared Delores Ferguson of Capital Consultants Management Corporation, a Arizona Corporation, known to me to be the person whose name is subscribed to the within instrument, and acknowledged that she or he executed the same for the purposes and consideration set forth therein.



Christina Ann Collura  
Notary Public, in and for the State of Texas

**File Information**

**eFILED IN THE OFFICIAL PUBLIC eRECORDS OF BEXAR COUNTY  
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

**Document Number:** 20250037748  
**Recorded Date:** March 03, 2025  
**Recorded Time:** 4:54 PM  
**Total Pages:** 5  
**Total Fees:** \$37.00

**\*\* THIS PAGE IS PART OF THE DOCUMENT \*\***

**\*\* Do Not Remove \*\***

Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was eFILED in File Number Sequence on this date and at the time stamped hereon by me and was duly eRECORDED in the Official Public Record of Bexar County, Texas on: 3/3/2025 4:54 PM



*Lucy Adame-Clark*  
Lucy Adame-Clark  
Bexar County Clerk