

**MANAGEMENT CERTIFICATE**  
**CARPENTER HILL COMMUNITY ASSOCIATION, INC.**

The undersigned, being an officer or managing agent of Carpenter Hill Community Association, Inc. (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: Carpenter Hill.
2. The name of the Association: Carpenter Hill Community Association, Inc.
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: Carpenter Hill Community Association, Inc., 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 manager of the Association:

Name: The Neighborhood Company, LLC

Attn: Community Manager

Mailing Address: 1118 Vintage Way, New Braunfels, TX 78132

Phone Number: 830.264.2454

Email Address: Info@NeighborhoodCo.com

7. Website for Dedicatory Instruments: www.CarpenterHillOwners.com
8. The amount and description of a fee or fees charged by the Association relating to a property transfer in the subdivision:

Resale Certificate:     \$375.00.

Transfer Fee:             \$400.00.

Capitalization Fee:     \$250.00.

[ACKNOWLEDGEMENT PAGE FOLLOWS]

ACKNOWLEDGEMENT

The foregoing is a true and correct copy of the Management Certificate for the association identified below.

CARPENTER HILL COMMUNITY ASSOCIATION,

INC.,

a Texas nonprofit corporation

By: Laura Fico

Name: LAURA FICO

Title: PRESIDENT

STATE OF TEXAS

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COUNTY OF Comal

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This instrument was acknowledged before me on the 11 day of November, 2025  
by Laura Fico, the Authorized Agent of  
CARPENTER HILL COMMUNITY ASSOCIATION, INC., a Texas nonprofit corporation, on  
behalf of said nonprofit corporation.

(SEAL)



Heidi Krasner  
Notary Public Signature

AFTER RECORDING RETURN TO:

WINSTEAD PC

600 W. 5<sup>th</sup> Street, Suite 900

Austin, Texas 78701

avaldes@winstead.com

CARPENTER HILL COMMUNITY ASSOCIATION, INC,  
MANAGEMENT CERTIFICATE

**EXHIBIT "A"****RECORDING DATA FOR THE SUBDIVISION**

1. Carpenter Hill – Plat [Section 1A], recorded as Document No. 19021042, Official Public Records of Hays County, Texas.
2. Carpenter Hill – Plat [Section 2], recorded as Document No. 19021041, Official Public Records of Hays County, Texas.
3. Carpenter Hill – Amended Plat [Section 1A], recorded as Document No. 20009828, Official Public Records of Hays County, Texas.

**RECORDING DATA FOR THE DECLARATION AND RELATED DOCUMENTS**

1. Carpenter Hill – Declaration of Covenants, Conditions and Restrictions, recorded as Document No. 20007792, Official Public Records of Hays County, Texas.
2. Carpenter Hill – Bylaws, recorded as Document No. 20015490, Official Public Records of Hays County, Texas.
3. Carpenter Hill – First Amendment to Declaration of Covenants, Conditions and Restrictions, recorded as Document No. 21036227, Official Public Records of Hays County, Texas.
4. Carpenter Hill – Supplemental Policies and Rules, recorded as Document No. 21056914, Official Public Records of Hays County, Texas.
5. Carpenter Hill – Supplemental Policies, recorded as Document No. 24047839, Official Public Records of Hays County, Texas.
6. Carpenter Hill – Supplemental Policies (2025 Legislative Update), recorded as Document No. 25041340, Official Public Records of Hays County, Texas.

**THE STATE OF TEXAS  
COUNTY OF HAYS**

I hereby certify that this instrument was FILED on the  
date and the time stamped hereon by me and was duly  
RECORDED in the Records of Hays County, Texas.

25042056 CERTIFICATE  
11/14/2025 09:09:24 AM Total Fees: \$33.00

Elaine H. Cárdenas, MBA, PhD, County Clerk  
Hays County, Texas

