

  
MARY LOUISE NICHOLSON  
COUNTY CLERK

**VENTANA HOMEOWNER'S ASSOCIATION**

**AMENDED AND RESTATED MANAGEMENT CERTIFICATE**

The undersigned, being an officer of 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: Ventana
2. The name of the Association: Ventana Homeowners Association
3. The recording data for the subdivision: See **Exhibit A**.
4. The name and mailing address of the Association: See below.
5. The name, mailing address, telephone number, and email address of the manager of the Association:

Name: Capital Consultants Management Corporation (CCMC)  
Mailing Address: 7800 N. Dallas Parkway, Ste. 450  
Plano, TX 75024  
Telephone Number: 469.246.3500  
Email Address: ccmctx@ccmcnet.com

6. Website for Dedicatory Instruments: <https://ventanatxhoa.com>
7. 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  
Working Capital: \$500.00  
Initiation Fee: \$500.00  
Builder Fees  
Builder Initiation Fee: \$500/lot  
Builder Disclosure: \$50.00  
Street Sweeping Fee: \$25.00/lot (Applicable to Builders only)  
Builder Assessments: \$840.00/year prorated to current date

[ACKNOWLEDGEMENT PAGE FOLLOWS]

ACKNOWLEDGEMENT

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

**VENTANA HOMEOWNERS ASSOCIATION,**  
a Texas nonprofit corporation

By:   
Name: Andy Babbitt  
Title: Regional President - CCMC - Managing Agent

STATE OF TEXAS

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COUNTY OF Collin

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This instrument was acknowledged before me on the 5<sup>th</sup> day of October, 2022, by Andy Babbitt the Managing agent of VENTANA HOMEOWNERS ASSOCIATION, a Texas nonprofit corporation, on behalf of said nonprofit corporation.

(SEAL)

  
Notary Public Signature



**EXHIBIT A**

<b>Document</b>	<b>Recording Information</b>
Declaration of Covenants, Conditions and Restrictions for Ventana	Document No. D217074585
Bylaws of Ventana Homeowner's Association	Document No. D217074586
Ventana Phase 1 Plat	Document No. D217078339
First Amendment to Declaration of Covenants, Conditions and Restrictions for Ventana	Document No. D218268489
Supplemental Declaration of Covenants, Conditions and Restrictions for Ventana	Document No. D218268491
Ventana Phase 2 Plat	Document No. D218280750
Second Amendment to Declaration of Covenants, Conditions and Restrictions for Ventana	Document No. D219207916
Ventana Homeowners Association, Inc. Committee Charter Resolution, Advisory Committee Charter	Document No. D219253336
Ventana Phase 3A-2 Plat	Document No. D220048334
Ventana Phase 3A-1 Plat	Document No. D220120852
[Third] Second Amendment to the Declaration of Covenants, Conditions and Restrictions for Ventana	Document No. D220168631
Ventana Phase 4 Plat	Document No. D220185039
Ventana Phase 5A Plat	Document No. D221230758