

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE**
for
THE GROVES COMMUNITY ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

The undersigned, being the Managing Agent for The Groves Community Association, Inc., a non-profit corporation ("Association") organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code which supersedes any prior Management Certificate filed by the Association:

1. Name of Subdivision: The name of the subdivision is The Groves.
2. Name of Association: The name of the Association is The Groves Community Association, Inc.
3. Recording Data for the Subdivision:
 - a. Property as described by metes and bounds on Exhibit "B" attached to the "Declaration of Covenants, Conditions and Restrictions for The Groves" recorded in the Official Public Records of Real Property of Harris County, Texas under Clerk's File No. 20140410420 (which said Exhibit "B" is incorporated herein by reference).
 - b. Property as described by metes and bounds on Exhibit "A" attached to the "Supplement to Declaration of Covenants, Conditions and Restrictions and Community Manual for The Groves" recorded in the Official Public Records of Real Property of Harris County, Texas under Clerk's File No. 20150469663 (which said Exhibit "A" is incorporated herein by reference).
 - c. Property as described by metes and bounds on Exhibit "A" attached to the "Supplement to Declaration of Covenants, Conditions and Restrictions and Community Manual for The Groves" recorded in the Official Public Records of Real Property of Harris County, Texas under Clerk's File No. RP-2017-541025 (which said Exhibit "A" is incorporated herein by reference).
 - d. Property as described by metes and bounds on Exhibit "A" attached to the "Supplement to Declaration of Covenants, Conditions and Restrictions and Community Manual for The Groves" recorded in the Official Public Records of Real Property of Harris County, Texas

under Clerk's File No. RP-2019-105008 (which said Exhibit "A" is incorporated herein by reference).

- e. 6.206 acres of land commonly referred to as the Groves, Section 38 as described by metes and bounds on Exhibit "A" attached to the "Supplemental Declaration of Covenants, Conditions and Restrictions The Groves (Section 38)" recorded in the Official Public Records of Real Property of Harris County, Texas under Clerk's File No. RP-2020-601500 (which said Exhibit "A" is incorporated herein by reference).
- f. Groves, Section One (1), an addition in Harris County, Texas, according to the map or plat thereof, recorded under Film Code No. 663277 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
- g. Groves, Section Two (2), an addition in Harris County, Texas, according to the map or plat thereof, recorded under Film Code No. 663281 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
- h. Groves, Section Three (3), an addition in Harris County, Texas, according to the map or plat thereof, recorded under Film Code No. 663285 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
- i. Groves, Section Four (4), an addition in Harris County, Texas, according to the map or plat thereof, recorded under Film Code No. 664289 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
- j. Groves, Section Five (5), an addition in Harris County, Texas, according to the map or plat thereof, recorded under Film Code No. 675765 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
- k. Groves, Section Six (6), an addition in Harris County, Texas, according to the map or plat thereof, recorded under Film Code No. 675751 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
- l. Groves, Section Seven (7), an addition in Harris County, Texas, according to the map or plat thereof, recorded under Film Code No. 675777 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

- m. Groves, Section Eight (8), an addition in Harris County, Texas, according to the map or plat thereof, recorded under Film Code No. 675768 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
- n. Groves, Section Thirty-Nine (39), an addition in Harris County, Texas, according to the map or plat thereof, recorded under Film Code No. 698760 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
- o. Groves, Section Forty-One (41), an addition in Harris County, Texas, according to the map or plat thereof, recorded under Film Code No. 702340 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

4. Recording Data for the Declaration:*

- a. Documents:
 - (1) Declaration of Covenants, Conditions and Restrictions for The Groves.
 - (2) First Amendment to the Declaration of Covenants, Conditions and Restrictions for The Groves.
 - (3) Supplement to Declaration of Covenants, Conditions and Restrictions and Community Manual for The Groves.
 - (4) Supplement to Declaration of Covenants, Conditions and Restrictions and Community Manual for The Groves.
 - (5) Supplement to Declaration of Covenants, Conditions and Restrictions and Community Manual for The Groves.
 - (6) Supplement to Declaration of Covenants, Conditions and Restrictions and Community Manual for The Groves.
 - (7) Supplemental Declaration of Covenants, Conditions and Restrictions The Groves (Section 38).
 - (8) First Amendment to Supplemental Declaration of Covenants, Conditions and Restrictions The Groves (Section 38).
 - (9) Second Amendment to the Supplemental Declaration of Covenants, Conditions and Restrictions for The Groves (Section 38).
 - (10) Supplemental Declaration of Covenants, Conditions and Restrictions The Groves (Section 41 – Townhome Lots).
 - (11) First Amendment to Supplemental Declaration of Covenants, Conditions and Restrictions The Groves (Section 41 – Townhome Lots).
 - (12) Second Amendment to the Supplemental Declaration of Covenants, Conditions and Restrictions for The Groves (Section 41 Townhome Lots).

- (13) Supplemental Declaration of Covenants, Conditions and Restrictions The Groves (Section 41 – Zero Lot Line Lots).

b. Recording Information:

- (1) Harris County Clerk's File No. 20140410420.
- (2) Harris County Clerk's File No. RP-2024-390567 and re-recorded under Clerk's File No. RP-2024-394332.
- (3) Harris County Clerk's File No. 20150469663.
- (4) Harris County Clerk's File No. RP-2017-541025.
- (5) Harris County Clerk's File No. RP-2019-105008.
- (6) Harris County Clerk's File No. RP-2022-324999.
- (7) Harris County Clerk's File No. RP-2020-601500.
- (8) Harris County Clerk's File No. RP-2023-233851.
- (9) Harris County Clerk's File No. RP-2024-390568.
- (10) Harris County Clerk's File No. RP-2023-64080.
- (11) Harris County Clerk's File No. RP-2023-233852.
- (12) Harris County Clerk's File No. RP-2024-390569.
- (13) Harris County Clerk's File No. RP-2023-75381.

5. Name and Mailing Address of the Association: The name and mailing address of the Association is The Groves Community Association, Inc. c/o Capital Consultants Management Corporation (CCMC), 7800 N. Dallas Parkway, Suite 450, Plano, Texas 75024.
6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: CCMC Conveyance Department, Capital Consultants Management Corporation. Address: 7800 N. Dallas Parkway, Suite 450, Plano, Texas 75024. Phone No.: 469.246.3500. Email Address: ccmctx@ccmcnet.com.
7. The Association's Dedicatory Instruments are Available to Members Online at: www.lifeatthegroves.com.
8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

Description	Fee
Resale Disclosure and Lien Estoppel Fee	\$ 375.00 (\$50.00 per lot for Developer to Builder)
Resale Certificate Update	\$ 75.00
No Title Sale	\$ 125.00

Resale Trustee/Lender Sale	\$ 375.00 per transaction
Lender Questionnaire Fee-Standard	\$ 200.00
Lender Questionnaire Fee-Custom	\$ 300.00
Refinance/Lien Estoppel Update	\$ 200.00
Working Capital Fee	Working Capital Fee is a fee of 50% of the Regular Annual Assessment. The Working Capital Fee for 2025 is \$594.00. Some exemptions apply. For future years, the Working Capital Fee amount must be confirmed with the Association.
Lifestyle Fee	Lifestyle Fee is based on the "Gross Selling Price" of a Lot (as described in detail in The Groves Declaration) in an amount not greater than 0.25% of the Gross Selling Price of the Lot depending on the type of entity transferring title to the Lot. Some variations and exemptions apply.
Capitalization Fee (Section 41 Patio Homes Only)	Each purchaser of a ZLL Lot within Section 41, other than the Declarant, agrees to pay to the Association a Capitalization Fee in an amount equal to 2 quarters of the then-current Regular ZLL Assessment. The Capitalization Fee for 2025 is \$240.00. The Capitalization Fee shall be payable to the Association at the closing of the transfer of title to a ZLL Lot. For future years, the Capitalization Fee must be confirmed with the Association.

Executed on this 9th day of January, 2025.

**THE GROVES COMMUNITY
ASSOCIATION, INC.**

By: Capital Consultants Management Corporation,
Managing Agent

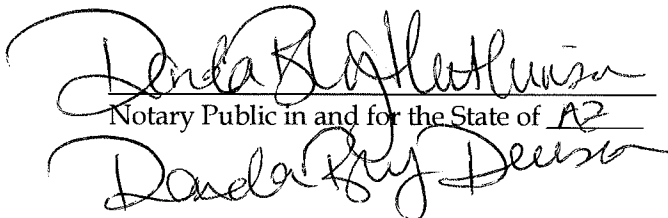

Delores Ferguson, Chief Customer Officer

*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the Subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

THE STATE OF ARIZONA §
§
COUNTY OF MARICOPA §

BEFORE ME, the undersigned notary public, on this 9th day of January 2025 personally appeared Delores Ferguson, Chief Customer Officer for Capital Consultants Management Corporation, Managing Agent for The Groves Community Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and in the capacity therein expressed.




Notary Public in and for the State of AZ
