

AMENDED AND RESTATED MANAGEMENT CERTIFICATE
OF
EMORY CROSSING RESIDENTIAL COMMUNITY, INC.

The undersigned, being an officer or managing agent of Emory Crossing Residential Community, 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: Emory Crossing.
2. The name of the Association: Emory Crossing Residential Community, Inc., a Texas nonprofit corporation.
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 Emory Crossing Residential Community, Inc., c/o Capital Consultants Management Corporation (CCMC), 8360 E. Via de Ventura, Ste. L100, Scottsdale, Arizona 85258.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name: Capital Consultants Management Corporation (CCMC)
Attn: Community Manager
Mailing Address: 8360 E. Via de Ventura, Ste. L100, Scottsdale, AZ 85258
Telephone Number: (469) 246-3500
Email Address: ccmctx@ccmcnet.com

7. Amount and description of fees related to property transfer in the subdivision:
The Association fees are in the following amounts:

Working Capital Assessment - \$600.00.

Resale Disclosure/Lien Estoppel - \$375.00 per lot.
\$50.00 per lot [developer to builder transfer]

Resale Disclosure Update - \$75.00.

Returned Payment Fee - \$30.00 for each returned item.

Resale Trustee/Lender Sale - \$375.00 per transaction.

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Lender Questionnaire:

\$200.00 per questionnaire (standard format).

\$300.00 per questionnaire (custom format).

[SIGNATURE PAGE FOLLOWS]

ACKNOWLEDGEMENT

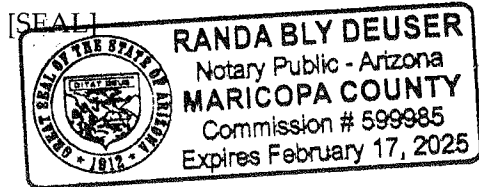
The foregoing is a true and correct copy of the Management Certificate for the association identified below.

**EMORY CROSSING RESIDENTIAL
COMMUNITY, INC.,** a Texas nonprofit
corporation

By: [Signature]
Name: Delores Ferguson
Title: Chief Customer Officer

STATE OF Arizona §
§
COUNTY OF Maricopa §

This instrument was acknowledged before me this 14th day of January, 2025
by Delores Ferguson, Chief Customer Officer of Emory Crossing Residential
Community, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.



[Signature]
Notary Public Signature
Randa Bly Deuser

AFTER RECORDING RETURN TO:
WINSTEAD PC
600 W. 5th Street, Suite 900
Austin, Texas 78701
avaldes@winstead.com

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EXHIBIT "A"**RECORDING DATA FOR THE COVENANT AND RELATED DOCUMENTS**

1. Emory Crossing – Master Covenant, recorded as Document No. 2021024869, Official Public Records of Williamson County, Texas.
2. Emory Crossing – Adoption of Working Capital Assessment, recorded as Document No. 2021027445, Official Public Records of Williamson County, Texas.
3. Emory Crossing – Development Area Declaration [Residential], recorded as Document No. 2021027444, Official Public Records of Williamson County, Texas.
4. Emory Crossing – Community Manual, recorded as Document No. 2021029152, Official Public Records of Williamson County, Texas.
5. Emory Crossing – Notice of Applicability [Residential – Section 1], recorded as Document No. 2021028851, Official Public Records of Williamson County, Texas.
6. Emory Crossing – Notice of Easement and Common Area Designation [Retaining Walls], recorded as Document No. 2021031022, Official Public Records of Williamson County, Texas.
7. Emory Crossing – Design Guidelines, recorded as Document No. 2021032194, Official Public Records of Williamson County, Texas.
8. Emory Crossing – First Supplement to Community Manual, recorded as Document No. 2021164421, Official Public Records of Williamson County, Texas.
9. Emory Crossing – Notice of Applicability [Residential – Section 2 Save and Except Townhome Lots], recorded as Document No. 2021165339, Official Public Records of Williamson County, Texas.
10. Emory Crossing – First Amendment to Design Guidelines, recorded as Document No. 2021189035, Official Public Records of Williamson County, Texas.
11. Emory Crossing – Second Amendment to Design Guidelines, recorded as Document No. 2022100214, Official Public Records of Williamson County, Texas.
12. Emory Crossing – Second Supplement to Community Manual, recorded as Document No. 2022100211, Official Public Records of Williamson County, Texas.
13. Emory Crossing – Declarant Appointment of Directors and Officers, recorded as Document No. 2022114604, Official Public Records of Williamson County, Texas.

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14. Emory Crossing – Third Supplement to Community Manual, recorded as Document No. 2023067401, Official Public Records of Williamson County, Texas.
15. Emory Crossing – Declarant Appointment of Directors and Officers, recorded as Document No. 2023067411, Official Public Records of Williamson County, Texas.
16. Emory Crossing – Notice of Applicability [Residential – Phase 3], recorded as Document No. 2023073616, Official Public Records of Williamson County, Texas.
17. Emory Crossing – Fourth Supplement to Community Manual, recorded as Document No. 2023080405, Official Public Records of Williamson County, Texas.
18. Emory Crossing – Declarant Appointment of Directors and Officers, recorded as Document No. 2024048803, Official Public Records of Williamson County, Texas.

**ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS**

2025003307

Pages: 6 Fee: \$41.00

01/15/2025 09:58 AM

KWEEMS



Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas