

MANAGEMENT CERTIFICATE

Amended & Restated – July 2025

AND

NOTICE OF COMMUNITY SALE FEES

1. Name of Development. Heartland

2. Subdivision Information. Heartland is a large-scale master planned community located in an unincorporated portion of Kaufman County that is being platted in phases, as shown on page 2 of this Certificate.

3. Community Declaration Recording Information. Lots in Heartland are subject to the Amended and Restated Community Declaration of Covenants, Conditions and Restrictions for Heartland, recorded on December 12, 2011, and recorded as Document No. 2011-0019517 Official Public Records, Kaufman County, Texas, as it may be amended or supplemented from time to time, as described on Page 2 of this Certificate.

4. Community Association Information. The name of the property owners association is Heartland Community Association and its mailing address is 2009 Stonewood Court, Heartland, Texas 75126.

5. Community Website. For project information, please visit <http://www.heartlandtx.net>.

6. Resale Certificate: Resale Certificates. Resale Certificates may be requested by contacting the Association c/o HomeWiseDocs via www.ccmnet.com or www.homewisedocs.com. The phone number for HomeWiseDocs is (866) 925-5004. Alternatively, you may contact the Arizona office for Capital Consultants Management Corporation at 8360 East Via de Ventura, Building L, Suite 100, Scottsdale, AZ 85258; telephone (480) 921-7500 or facsimile (480) 921-7564.

7. Name of and Contact Information for the Managing Agent of the Association.

HEARTLAND COMMUNITY ASSOCIATION
C/o Capital Consultants Management Corporation (CCMC)
7800 Dallas Parkway Suite 450
Plano, Texas 75024
Phone: (469) 246-3500
Fax: (469) 246-3501
Email address: ccmctx@ccmnet.com.
Website: <http://www.ccmnet.com>

8. Education Fund Notice. Home sales and resales in Heartland are liable for an Education Fund Assessment in the amount of one-half percent (0.5%) of the home's sale price, payable to the **Kingsborough Education Foundation, Inc.**, an entity organized under Section 501(c)(3) of the

Internal Revenue Code, as permitted by Section 5.017 of the Texas Property Code. The obligation is established by the Declaration of Covenants, Conditions and Restrictions Relating to the Kingsborough Education Foundation, Inc., Kaufman County, Texas (the “**Education Declaration**”), recorded on August 10, 2004, as Document No. 2004-00017245, in Volume 2475, Page 190, Real Property Records, Kaufman County, Texas, as amended from time to time, including the instrument recorded on August 6, 2014, as Document No. 2014-0013269, in Volume 4614, Page 147. Notice of the obligation is recorded as Document No. 2006-00029258, Volume 3037, Page 31, Official Public Records, Kaufman County, Texas. This fee is not paid to Heartland Community Association, which provides this notice merely as a courtesy. Please refer to the above documentation for definitive information.

9. MUD Notice. Heartland is located within and served by several Kaufman County Municipal Utility Districts, currently numbered 9 through 14. Each lot in Heartland is subject to taxation by the MUD in which the lot is located. This notice is given as a courtesy. Please contact the MUD for definitive information.

10. Fees Due Upon Property Transfer. Fees charged relating to a property transfer are: (i) \$375.00 as transfer/resale disclosure/estoppel fee; (ii) \$75.00 for resale certificate/estoppel update; (iii) \$100.00 rush fee; (iv) \$200.00 for Lender Questionnaire – Standard; (v) \$300.00 for Lender Questionnaire – Custom; (vi) \$100.00 for Operations Fund Fee; (vii) \$25.00 Replacement/Repair Fund Fee; and (viii) \$375.00 transfer fee following a trustee sale or foreclosure.

12. Additional Information. Heartland homes are constructed and marketed by homebuilders who are not affiliated with the Declarant. Heartland Community Association is in the period of Declarant Control, during which the Community Association’s directors are appointed by UST Heartland, L.P., the successor Declarant of Heartland.

13. Subdivision and Recording Information. As of the date hereof, Heartland is not fully platted. The following portions of Heartland have been platted, according to the plats recorded in the Official Public Records of Kaufman County, Texas:

- Tract A, Phase 1A, recorded as Doc. #99994036,
- Tract A, Phase 1B, recorded as Doc. #00004037,
- Tract A, Phase 2A, recorded as Doc. #00000417,
- Tract A, Phase 2B, recorded as Doc. #00025180,
- Tract A, Phase 2C, recorded as Doc. #00000421,
- Tract A, Phase 3A, recorded as Doc. #00025182,
- Tract B, Phase 1A, recorded as Doc. #00004035,
- Tract B, Phase 2A, recorded as Doc. #00020983,
- Tract B, Phase 3A, recorded as Doc. #00006790,
- Heartland Tract 4A4, recorded as Doc. #2016-0019473,
- Heartland Parcel 5, recorded in Vol 4599, Pg 469, Cab 3, Pg 209,
- Heartland Parcel 6, recorded as Doc #2015-00147460,
- Heartland Parcel 6A – Sunny Meadow Phase II, recorded in Cabinet 3, Slide 242
- Heartland Parcel 6A, 7A, 8, 9A, 10A, recorded as Doc #2015-0009718,
- Heartland Correction Parcels 7A ,8, 9A, 10A, recorded as Doc#2016-0013018,

- Heartland Phase 4A and 7B, recorded as Doc #2016-0022152,
- Heartland Phase 7 (Parcel 9B), recorded as Doc #2017-0006772,
- Heartland Parcel 9B and 10B, recorded as Doc 2017-0005499,
- Heartland Phase 8, recorded as Doc #2017-0019577
- Heartland Phase 9, recorded as Doc #2018-017357
- Heartland Phase 10A, recorded as Doc #2018-017244
- Heartland Phase 10B recorded as Doc #2018-017300
- Heartland Phase 11, recorded as Doc #2019-0006671
- Heartland Phase 12B, recorded as Doc #2019-0014082
- Heartland Phase 13, recorded as Doc #2020-0001330
- Heartland Phase 14, recorded as Doc #2021-0001375
- Heartland Phase 15, recorded as Doc #2020-00015435
- Heartland Phase 16, recorded as Doc #2020-0025346
- Heartland Phase 16B, recorded as Doc #2021-0020537
- Heartland Phase 17, recorded as Doc #2021-0015709
- Heartland Phase 18, recorded as Doc #2021-0015707
- Heartland Phase 19, recorded as Doc #2021-0051800
- Heartland Phase 20, recorded as Doc #2022-0014437
- Heartland Phase 21, recorded as Doc #2022-0042505
- Heartland Phase 22, recorded as Doc #2022-0020078
- Heartland Phase 23, recorded as Doc #2022-0020080
- Heartland Phase 24, recorded as Doc. #2024-0008552
- Heartland Phase 25, recorded as Doc. #2025-0020705

14. Recording Information for Amendments to Declaration. Amendments of the Community Declaration include the following instruments recorded in the Official Public Records of Kaufman County, Texas:

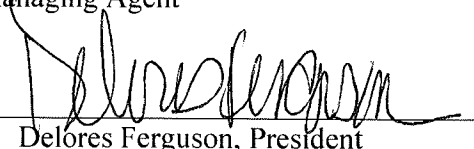
- 2005 Clarification Amendment, recorded 12/7/05, as Doc #00027221, in Vol 2781, Pg 84
- Amendment of Annexation (Tracts D & F), recorded 7/29/05, as Doc #00015712, Vol 2689, Pg 307
- Amendment to Withdraw School Site (Lot 1, Block 38, Heartland Tract A, Phase 2B), recorded 7/11/08, as Doc #2008-00013316, in Vol 3427, Pg 415
- Amended and Restated Declaration, recorded 12/29/11, as Doc#2011-0019517, Vol 4053, Pg 321
- First Amendment to the Amended and Restated Declaration, recorded on 11/27/2013, as Doc #2013-0021719, Vol 4472, Pg 84
- Second Amendment to the Amended and Restated Declaration, recorded on 5/20/15, as Doc#201500009070, Vol 4788, Pg 252
- Correction Second Supplemental Declaration to the Amended and Restated Declaration, recorded 7/7/16, Doc# 2016-0013018, Vol 5082, Pg 321
- Third Amendment to the Amended and Restated Declaration, recorded on 10/25/16, as Doc# E2016-0021837, Vol 5176, Pg 427
- Withdrawal of Property From the Amended and Restated Declaration, recorded on 9/20/2017, as Doc# 2017-0021449, Vol 5457, Pg 147

- Fourth Amendment to the Amended and Restated Declaration, recorded on 4/03/2020, as Doc# 2020-0008966, Vol 6360, Pg 1
- Service Area Declaration of Covenants, Conditions and Restrictions for The Villas at Heartland, recorded on 4/03/2020, as Doc# 2020-0009017, Vol 6360, Pg 265
- Fifth Amendment to the Amended and Restated Declaration, recorded on 1/27/2021, as Doc# 2021-0008966, Vol 6806, Pg 97

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed on behalf of the Association in compliance with Section 209.004 of the Texas Property Code and serves to replace all Management Certificates previously filed by the Association.

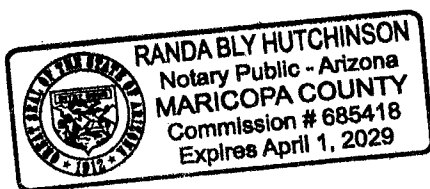
HEARTLAND COMMUNITY ASSOCIATION,
a Texas nonprofit corporation

By: Capital Consultants Management
Corporation
It's Managing Agent

By: 
Delores Ferguson, President

THE STATE OF ARIZONA §
 §
COUNTY OF MARICOPA §

This instrument was acknowledged before me on this 21st day of July, 2025, by Delores Ferguson, President of Capital Consultants Management Corporation, the Managing Agent Heartland Community Association, a Texas property owners association and nonprofit corporation, on behalf of said association.




Notary Public, State of Arizona