



**MANAGEMENT CERTIFICATE
FOR DW SWEETGRASS HOMEOWNERS ASSOCIATION, INC.**

THE STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

The undersigned, being the Managing Agent for **DW Sweetgrass Homeowners Association, Inc.** ("Association"), a non-profit corporation 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(s):

The name of the Subdivision is Del Webb Sweetgrass.

2. Name of Association:

The name of the Association is DW Sweetgrass Homeowners Association, Inc.

3. Recording Data for the Subdivision(s):

The recording data for the subdivisions are recorded with Map and Plat Records of Fort Bend County, Texas, along with any supplements, amendments, and replats, if any, as follows:

- (1) Section 1 R/P, filed for record under Instrument No. 20110078.
- (2) Section 2, filed for record under Instrument No. 20100022.
- (3) Section 1-B, filed for record under Instrument No. 20110139.
- (4) Section 1-C, filed for record under Instrument No. 20110088.
- (5) Section 3, filed for record under Instrument No. 20110090.
- (6) Section 4, filed for record under Instrument No. 20120212.
- (7) Section 5, filed for record under Instrument No. 20110167.
- (8) Section 6, filed for record under Instrument No. 20130160.
- (9) Section 7, filed for record under Instrument No. 20130024.
- (10) Section 8, filed for record under Instrument No. 20130136.
- (11) Section 9-A A/P, filed for record under Instrument No. 20130251.
- (12) Section 9-B, filed for record under Instrument No. 20130191.
- (13) Section 11, filed for record under Instrument No. 20160157.
- (14) Section 12-A, filed for record under Instrument No. 20150188.
- (15) Section 12-B, filed for record under Instrument No. 20150299.
- (16) Section 16-A, filed for record under Instrument No. 20150189.
- (17) Section 18A, filed for record under Instrument No. 20110196.
- (18) Section 18B, filed for record under Instrument No. 20120209.
- (19) Section 18B A/P, filed for record under Instrument No. 20130286.

4. **Recording Data for the Declaration:**

The recording data for the declarations are recorded with the Real Property Records of Fort Bend County, Texas, as follows:

Del Webb Sweetgrass Master Declaration of Covenants, Conditions and Restrictions was filed for record under Fort Bend County Clerk's File No. 2011027371.

First Amendment to Master Declaration of Covenants, Conditions and Restrictions for Del Webb Sweetgrass was filed for record under Fort Bend County Clerk's File No. 2020143344.

Second Amendment to the Del Webb Sweetgrass Master Declaration of Covenants, Conditions and Restrictions was filed for record under Fort Bend County Clerk's File No. 2021013957.

Third Amendment to the Del Webb Sweetgrass Master Declaration of Covenants, Conditions and Restrictions was filed for record under Fort Bend County Clerk's File No. 2021137731.

5. **Name and Mailing Address of the Association:**

The name and mailing address of the Association is as follows:

DW Sweetgrass Homeowners Association, Inc.
c/o Capital Consultants Management Corporation (CCMC)
7800 N. Dallas Parkway, Suite 450
Plano, TX 75024

6. **The Contact Information for the Association's Designated Representative:**

The contact information of the designated representative of the Association is as follows:

CCMC Conveyance Department
Capital Consultants Management Corporation
c/o Kelly Riley Salyers
7800 N. Dallas Parkway, Suite 450
Plano, TX 75024

Phone No.: 469-246-3500

Email Address: ccmctx@ccmcnet.com

7. **The Association's Dedicatory Instruments are Available to Members Online at:**

www.mysweetgrass.net

8. **Optional Information:**

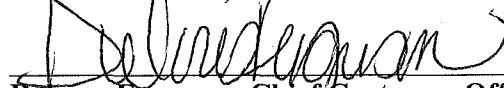
None

9. **The Amount and Description of the Fees and Other Charges Charged by the Association Property Transfer:**

Resale Disclosure and Lien Estoppel Fee:	\$375.00 per package (\$50.00 per Lot for Developer to Builder)
No Title Sale:	\$125.00
Resale Trustee/Lender Sale:	\$375.00
Lender Questionnaire Fee-Standard:	\$200.00
Lender Questionnaire Fee-Custom:	\$300.00
Refinance/Lien Estoppel Update:	\$200.00
Resale Disclosure Update:	\$75.00
Rush Fee:	\$100.00
Returned Payment Fee:	\$30.00 for each returned item
Initial Contribution Fee:	Initial Contribution Fee is a one-time fee in the amount of \$1,500.00. Upon a resale of a Lot the Initial Contribution shall be \$1,000.00. Some exemptions apply. For future years, the Initial Contribution Fee amount must be confirmed with the Association.

Executed this the 3rd day of MARCH, 2025.

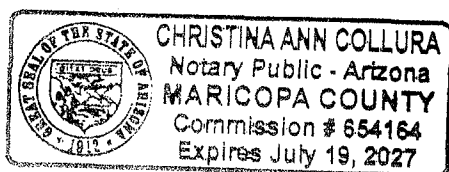
**DW SWEETGRASS HOMEOWNERS
ASSOCIATION, INC.**



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 §

This instrument was acknowledged before me on this the 3rd day of MARCH, 2025, by Delores Ferguson, Chief Customer Officer, on behalf of DW Sweetgrass Homeowners Association, Inc., a Texas non-profit corporation, on behalf of such entity.




NOTARY PUBLIC IN AND FOR
THE STATE OF ARIZONA