

AMENDED AND RESTATED MANAGEMENT CERTIFICATE
OF
SONOMA VERDE HOMEOWNERS ASSOCIATION, INC.

THIS CERTIFICATE AMENDS, RESTATES AND REPLACES IN ITS ENTIRETY THAT CERTAIN PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE FOR SONOMA VERDE HOMEOWNERS ASSOCIATION, INC., RECORDED AS DOCUMENT NO. 20240000019391, OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS, AND SHALL CONTROL OVER ALL PREVIOUS MANAGEMENT CERTIFICATES RECORDED FOR SONOMA VERDE HOMEOWNERS ASSOCIATION, INC. IN THE OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS.

The undersigned, being an officer of Sonoma Verde Homeowners Association, Inc., a Texas nonprofit corporation (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: Sonoma Verde.
2. The name of the Association: Sonoma Verde Homeowners Association, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property located in Rockwall County, Texas, made subject to that certain Sonoma Verde Amended and Restated Master Covenant [Residential], recorded as Document No. 20250000011853 in the Official Public Records of Rockwall County, Texas, as may be amended from time to time (the "**Covenant**"), pursuant to the filing of one or more Notices of Applicability in the Official Public Records of Rockwall County, Texas.
4. The recording data for the Covenant with any amendments and/or supplements to the Covenant: The recording data for the Covenant and any amendments and supplements thereto, are particularly described on Attachment 1 attached hereto and incorporated herein by reference.
5. The name and mailing address of the Association: Sonoma Verde Homeowners Association, Inc., c/o Capital Consultants Management Company, Attn: Brett Wiklund, 7800 North Dallas Parkway, Suite 450, Plano, Texas 75024.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	Capital Consultants Management Company
Attn:	Attn: Brett Wiklund
Mailing Address:	7800 North Dallas Parkway, Suite 450 Plano, Texas 75024
Telephone Number:	469-246-3513
Email Address:	ccmctx@ccmcnet.com

7. Website to access the Association's dedicatory instruments: www.sonomaverdeassociation.com and www.ccmcnnet.com

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

Working Capital Assessment - \$425.00.

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

Lender Questionnaire - \$200.00 per questionnaire for standard format;

\$300.00 per questionnaire for custom format.

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

Refinance/Lien Estoppel - \$200.00 per transaction.

Resale Disclosure/Lien Estoppel - \$375.00 per Lot or Condominium Unit (\$50.00 per Lot or Condominium Unit for Declarant to Homebuilder)

Resale Disclosure Update - \$75.00.

The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

9. Resale Certificates and Other Information: Resale Certificates and other information may be requested by contacting the Association c/o HomeWiseDocs via www.ccmcnnet.com or www.homewisedocs.com. The telephone number for HomeWiseDocs is 866-925-5004. Alternatively, you may contact the Arizona office for CCMC at 8360 East Via de Ventura, Building L, Suite 100, Scottsdale, Arizona 85258; telephone number 480-921-7500 or fax number 480-921-7564.

[SIGNATURE PAGE FOLLOWS]

EXECUTED to be effective on the date this instrument is Recorded.

ASSOCIATION:

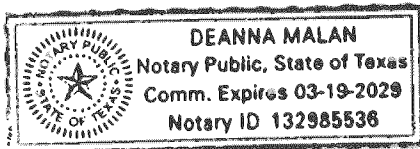
**SONOMA VERDE
HOMEOWNERS ASSOCIATION, INC.,**
a Texas nonprofit corporation

By: Jesse Keasler
Name: Jesse Keasler
Title: President

STATE OF Texas §
COUNTY OF Dallas §

This instrument was acknowledged before me on the 20th day of June, 2025, by Jesse Keasler, as President of Sonoma Verde Homeowners Association, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

(seal)



Deanna Malan
Notary Public Signature

AFTER RECORDING RETURN TO:

Robert D. Burton, Esq.
Preston A. Patten, Esq.
Winstead PC
600 West 5th Street, Suite 900
Austin, Texas 78701
Email: rburton@winstead.com
ppatten@winstead.com

ATTACHMENT 1

RECORDING DATA FOR THE COVENANT AND RELATED DOCUMENTS

1. Sonoma Verde Amended and Restated Master Covenant [Residential], recorded under Document No. 20250000011853, Official Public Records of Rockwall County, Texas.
2. Sonoma Verde Development Area Declaration [Residential], recorded under Document No. 20250000011967, Official Public Records of Rockwall County, Texas.
3. Sonoma Verde Development Area Declaration [Residential] [Sonoma Verde North and Sonoma Verde East], recorded under Document No. 20250000012447, Official Public Records of Rockwall County, Texas.
4. Sonoma Verde Amended and Restated Community Manual, recorded under Document No. 20250000012066, Official Public Records of Rockwall County, Texas.
5. Sonoma Verde Amended and Restated Design Guidelines, recorded under Document No. 20250000012194, Official Public Records of Rockwall County, Texas.
6. Sonoma Verde Adoption of Working Capital Assessment, recorded under Document No. 20250000012320, Official Public Records of Rockwall County, Texas.
7. Sonoma Verde Partial Assignment of Declarant's Rights, recorded under Document No. 20250000012331, Official Public Records of Rockwall County, Texas.
8. Sonoma Verde Notice of Applicability [Residential] [Sonoma Verde North], recorded under Document No. 20250000012582, Official Public Records of Rockwall County, Texas.
9. Sonoma Verde Supplemental Design Guidelines [Residential] [Sonoma Verde North], recorded under Document No. 20250000012578, Official Public Records of Rockwall County, Texas.

Electronically Filed and Recorded
Official Public Records
Jennifer Fogg, County Clerk
Rockwall County, Texas
07/16/2025 03:53:00 PM
Fee: 37.00
Doc #: 20250000012716



A handwritten signature in cursive script, appearing to read "Jennifer Fogg", is written over the seal.