

**AFTER RECORDING RETURN TO:**

Law Office of Jennifer Cook Purcell, PLLC  
1302 Thaddeus Cove  
Austin, Texas 78746  
[jenny@jcplaw.co](mailto:jenny@jcplaw.co)  
Attention: Jennifer Cook Purcell

**AMENDED AND RESTATED MANAGEMENT CERTIFICATE  
FOR ANTHEM MASTER COMMUNITY, INC.**

The undersigned, being an officer of Anthem Master Community, Inc., a Texas nonprofit corporation, and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Anthem
2. The name of the association:  
  
Anthem Master Community, Inc., a Texas nonprofit corporation
3. The recording data for the subdivision:
  - a. All Lots in Anthem Phase 1-A, a subdivision located in Hays County, Texas, according to the Plat Recorded as Document No. 21020855, Official Public Records of Hays County, Texas; and,
  - b. All Lots in Anthem Phase 1-B, a subdivision located in Hays County, Texas, according to the Plat Recorded as Document No. 21031195, Official Public Records of Hays County, Texas.
  - c. All Lots in Anthem Phase 2, a subdivision located in Hays County, Texas, according to the Plat Recorded as Document No. 22056395, Official Public Records of Hays County, Texas.
  - d. All Lots in Anthem Phase 3, a subdivision located in Hays County, Texas, according to the Plat Recorded as Document No. 22056394, Official Public Records of Hays County, Texas.
  - e. All Lots in Anthem Phase 4A, a subdivision located in Hays County, Texas, according to the Plat Recorded as Document No. 23000049, Official Public Records of Hays County, Texas
  - f. All Lots in Anthem Phase 1A, Phase 2, and Phase 3, a subdivision located in Hays County, Texas, according to the Plat Recorded as Document No. 24014257, Official Public Records of Hays County, Texas.

4. The recording data for the Declaration and any amendments to the Declaration:
- a. Anthem Master Covenant, recorded under Document No. 20023791, Official Public Records of Hays County, Texas, as amended by that First Amendment to Master Covenant, recorded under Document No. 24003804, Official Public Records of Hays County, Texas
  - b. Anthem Development Area Declaration [Single-Family Residential], recorded under Document No. 20023840, Official Public Records of Hays County, Texas.
  - c. Anthem Notice of Annexation [Phase 1, Sections A&B], recorded under Document No. 20023992, Official Public Records of Hays County, Texas
  - d. Anthem Notice of Annexation [Phase 2], recorded under Document No. 23002335, Official Public Records of Hays County, Texas.
  - e. Anthem Notice of Annexation [Phase 3], recorded under Document No. 23002403, Official Public Records of Hays County, Texas.
  - f. Anthem Notice of Annexation [Phase 4A], recorded under Document No. 23002344, Official Public Records of Hays County, Texas.
  - g. Anthem Notice of Limited Annexation and Amendment to the Master Covenant [School Tract #1], recorded under Document No. 23045321, Official Public Records of Hays County, Texas.
  - h. Anthem Development Area Declaration [School Tract #1], recorded under Document No. 23045332, Official Public Records of Hays County, Texas.
  - i. Anthem Notice of Annexation [Phase 1A, Phase 2, and Phase 3], recorded under Document No. 24021021, Official Public Records of Hays County, Texas.
  - j. Anthem Declarant Removal and Appointment of Directors and Officers, recorded under Document No. 24032581, Official Public Records of Hays County, Texas
  - k. Anthem Amended and Restated Policy Manual, recorded under Document No. 22009170, Official Public Records of Hays County, Texas
    - 1. Anthem Supplement to Amended and Restated Policy Manual, recorded under Document No. 24032726, Official Public Records of Hays County, Texas
  - l. Anthem Community Enhancement Covenant, recorded under Document No. 20023862, Official Public Records of Hays County, Texas

- m. Anthem Master Residential Design Guidelines, recorded under Document No. 20024032, Official Public Records of Hays County, Texas
    - 1. First Amendment to the Anthem Master Residential Design Guidelines, recorded under Document No. 21068540, Official Public Records of Hays County, Texas
    - 2. Second Amendment to the Anthem Master Residential Design Guidelines, recorded under Document No. 24003805, Official Public Records of Hays County, Texas
  - n. Anthem Adoption of Working Capital Assessment, recorded under Document No. 20024044, Official Public Records of Hays County, Texas
  - o. Anthem Partial Assignment of Declarant's Rights and Agreement Regarding Co-Declarant's Rights, recorded under Document No. 21066044, Official Public Records of Hays County, Texas
- 5. The name and mailing address of the Association: Anthem Master Community, Inc.; c/o Capital Consultants Management Company (CCMC), 8360 E. Via De Ventura, Ste. 1100, Scottsdale, AZ 85258
  - 6. Contact information of the person managing the Association:

Capital Consultants Management Company (CCMC)  
 8360 E. Via De Ventura  
 Ste. 1100  
 Scottsdale, AZ 85258  
 512-820-9301  
[ccmctx@ccmcnet.com](mailto:ccmctx@ccmcnet.com)
  - 7. Association website: <https://www.myanthemliving.com/home/>
  - 8. Fees charged by the Association relating to a property transfer in the subdivision:
    - (a) Working Capital Fee: One-time fee in the amount of \$250.00 payable to the Association immediately upon the transfer of title of a Lot or Condominium Unit from an Owner to a subsequent purchaser or transferee, unless otherwise exempt pursuant to *Section 5.08* of the Master Covenant
    - (b) Community Enhancement Fee: Fee equal to the Transfer Price multiplied by 0.25% which is payable to the Association upon the non-excluded conveyance, assignment, lease, or other grant or conveyance of beneficial ownership of a Lot or Condominium Unit within the Development for the purpose of organizing, funding, and administering such community-building activities, services, program and capital Improvements and other infrastructure as the Board deems necessary, desirable and appropriate as set forth the Community Enhancement Covenant. The term "Transfer

Price” means the greater of: (a) the gross sales price paid by the Transferee for the Lot or Condominium Unit; or (b) the value of the Lot or Condominium Unit, including any Improvements or betterments constructed thereon, as determined by the Hays County Appraisal District in their most recent valuation of such Lot or Condominium Unit for ad valorem tax purposes. Capitalized terms used but not defined herein shall have the meaning ascribed to such terms in the Master Covenant.

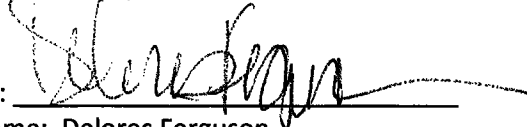
- (c) Fee to provide Resale Certificate/Lien Estoppel: \$375.00 per lot (\$50 per lot for Developer to Builder), payable to the Association
- (d) Fee for Refinance/Lien Estoppel: \$200.00 per transaction, payable to the Association
- (e) Fee to provide Resale Certificate for Trustee/Lender Sale: \$375.00 per transaction, payable to the Association
- (f) Fee to provide Lien Estoppel Update: \$75.00 payable to the Association
- (g) Fee to provide response to a Lender Questionnaire: payable to the Association
  - i) \$200 per questionnaire for standard format
  - ii) \$300 per questionnaire for custom standard format
- (h) Returned Payment Fee: \$30.00 for each payable to the Association

9. Amendment and Restatement. This Amended and Restated Management Certificate for Anthem Master Community, Inc., a Texas nonprofit corporation does hereby amend and restate in its entirety all prior Management Certificates for the Anthem Master Community, Inc., a Texas nonprofit corporation.

[SIGNATURE PAGE FOLLOWS]

This Management Certificate is effective as of the 21<sup>st</sup> day of October, 2024.

**CAPITAL CONSULTANTS MANAGEMENT CORP,**  
a Nevada corporation

By: 

Name: Delores Ferguson

Title: Chief Customer Officer

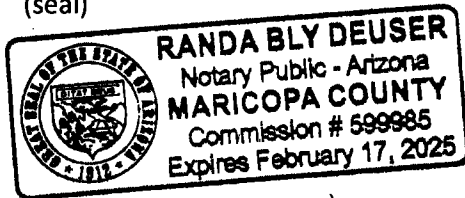
(As managing agent for the Anthem Master  
Community, Inc., a Texas nonprofit corporation)

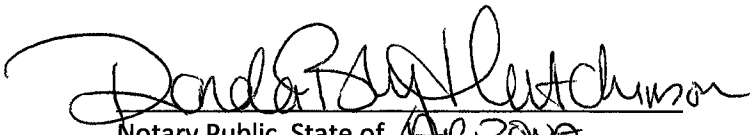
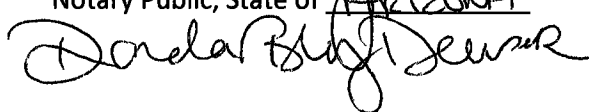
THE STATE OF ARIZONA  
COUNTY OF MARICOPA

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This instrument was acknowledged before me on this 21<sup>st</sup> day of October, 2024, by Delores Ferguson, Chief Customer Officer of Capital Consultants Management Corp., a Nevada corporation, on behalf of such entity.

(seal)



  
Notary Public, State of ARIZONA  


**THE STATE OF TEXAS  
COUNTY OF HAYS**

I hereby certify that this instrument was FILED on the  
date and the time stamped hereon by me and was duly  
RECORDED in the Records of Hays County, Texas.

24040768 CERTIFICATE  
10/22/2024 03:10:05 PM Total Fees: \$41.00

Elaine H. Cárdenas, MBA, PhD, County Clerk  
Hays County, Texas

