



**GRANGE RESIDENTIAL ASSOCIATION, INC.**

**MANAGEMENT CERTIFICATE**

THE STATE OF TEXAS     §  
   §  
 COUNTY OF WALLER     §

The undersigned, being the Managing Agent for Grange Residential Association, Inc., a nonprofit corporation organized and existing under the laws of the State of Texas (the “*Association*”), submits the following information pursuant to Section 209.004 of the Texas Property Code, which information supersedes the information in any prior Management Certificate filed by the Association:

1. Name of Subdivision: The name of the subdivision is Grange.
2. Name of Association: The name of the Association is Grange Residential Association, Inc.
3. Recording Data for the Subdivision:
  - a. Property described by metes and bounds on Exhibit A attached to the First Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Grange (Residential Property), recorded in the Official Public Records of Waller County, Texas under Clerk’s File No. 2406139 (which Exhibit A is incorporated in this instrument for all purposes by this reference).
  - b. Grange, Section One (1), a subdivision in Waller County, Texas according to the map or plat thereof recorded under File No. 2411089 in the Official Public Records of Waller County, Texas and all amendments to or replats of said maps or plats, if any.
  - c. Grange, Section Two (2), a subdivision in Waller County, Texas according to the map or plat thereof recorded under File No. 2411091 in the Official Public Records of Waller County, Texas and all amendments to or replats of said maps or plats, if any.
  - d. Grange, Section Three (3), a subdivision in Waller County, Texas according to the map or plat thereof recorded under File No. 2414334 in the Official Public Records of Waller County, Texas and all amendments to or replats of said maps or plats, if any.
  - e. Grange, Section Four (4), a subdivision in Waller County, Texas according to the map or plat thereof recorded under File No. 2413655 in

the Official Public Records of Waller County, Texas and all amendments to or replats of said maps or plats, if any.

- f. Grange, Section Five (5), a subdivision in Waller County, Texas according to the map or plat thereof recorded under File No. 2502354 in the Official Public Records of Waller County, Texas and all amendments to or replats of said maps or plats, if any.
- g. Grange, Franz Road Extension and Model Home Park, a subdivision in Waller County, Texas according to the map or plat thereof recorded under File No. 2411093 in the Official Public Records of Waller County, Texas and all amendments to or replats of said maps or plats, if any.

4. Recording Data for the Declaration:\*

a. Documents:

- (1) First Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Grange (Residential Property).
- (2) Supplemental Amendment to the First Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Grange (Residential Property) Model Home Park.
- (3) Supplemental Amendment to the First Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Grange (Residential Property) Section 1.
- (4) Supplemental Amendment to the First Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Grange (Residential Property) Section 2.
- (5) Supplemental Amendment to the First Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Grange (Residential Property) Section 3.
- (6) Supplemental Amendment to the First Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Grange (Residential Property) Section 4.
- (7) Supplemental Amendment to the First Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Grange (Residential Property) Section 5.

b. Recording Information:

- (1) Waller County Clerk's File No. 2406139.
- (2) Waller County Clerk's File No. 2413114.
- (3) Waller County Clerk's File No. 2414077.
- (4) Waller County Clerk's File No. 2414078.
- (5) Waller County Clerk's File No. 2414820.

- (6) Waller County Clerk's File No. 2414821.  
 (7) Waller County Clerk's File No. 2503953.

5. Name and Mailing Address of the Association: The name and mailing address of the Association is Grange Residential Association, Inc. c/o Capital Consultants Management Corporation (CCMC), 7800 N. Dallas Parkway, Ste. 450, Plano, Texas 75024.
6. Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: CCMC Conveyance Department, Capital Consultants Management Corporation; Address: 7800 N. Dallas Parkway, Ste. 450, Plano, Texas 75024; Phone Number: 469-246-3500; Email Address: ccmctx@ccmcnet.com.

Association Website: The Association's Dedicatory Instruments are available to Members online at: [www.ccmcnnet.com](http://www.ccmcnnet.com).

7. The amount and description of the fees and other charges charged by the Association in connection with a property transfer are as follows:

Description	Fee
Resale Disclosure and Lien Estoppel Fee	\$375.00
Resale Disclosure Update	\$75.00
No Title Sale	\$375.00
Resale Trustee/Lender Sale	\$125.00
Lender Questionnaire Fee-Standard	\$200.00
Lender Questionnaire Fee-Custom	\$300.00
Refinance/Lien Estoppel	\$75.00
Rush Fee	\$100.00
Capitalization Fee [Declaration XV, Section E]	Each person or entity acquiring title to a Lot within the Property agrees to pay to the Association a Capitalization Fee in an amount equal to 100% of the then-current Annual Assessment rate plus 100% of the then-current Service Area Assessment, if applicable. The Capitalization Fee is payable to the Association on the date of transfer of title to a Lot. Some exemptions may apply. The Capitalization Fee

	must be verified with the Association.
Foundation Fee [Declaration XVI, Section H]	Each person or entity transferring title to a Lot agrees to pay the Association a Foundation Fee. The Foundation Fee is based on the "Gross Selling Price" of a Lot (as described in the Declaration). The current Foundation Fee is 0.5% of the Gross Selling Price of the Lot. Some variations and exemptions apply.

Executed on this 1<sup>st</sup> day of May, 2025.

GRANGE RESIDENTIAL ASSOCIATION, INC.

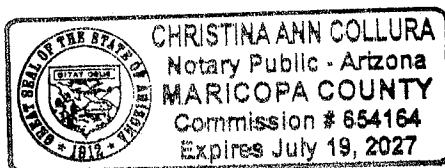
By: Capital Consultants Management Corporation,  
Managing Agent

By: [Signature]  
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 §

BEFORE ME, the undersigned notary public, on this 1<sup>st</sup> day of MAY, 2025 personally appeared Delores Ferguson, Chief Customer Officer of Capital Consultants Management Corporation, Managing Agent for Grange Residential Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and in the capacity therein expressed.



[Signature]  
Notary Public in and for the State of ARIZONA

## FILED AND RECORDED

**Instrument Number: 2507363**

Filing and Recording Date: 06/23/2025 03:16:51 PM Pages: 5 Recording Fee: \$27.00

I hereby certify that this instrument was FILED on the date and time stamped hereon by me and was duly RECORDED in the OFFICIAL PUBLIC RECORDS of Waller County,



A handwritten signature in cursive script that reads "Debbie Hollan".

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Debbie Hollan, County Clerk  
Waller County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

CSC, Deputy

Returned To:  
ROBERTS MARKEL WEINBERG BUTLER HAILEY  
2800 POST OAK BLVD FL 57  
HOUSTON, TX 77056