

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
for
HILLSIDE AT CHAMBERS CREEK COMMUNITY ASSOCIATION, INC.**

THE STATE OF TEXAS §
 §
COUNTY OF MONTGOMERY §

The undersigned, being the Managing Agent for Hillside at Chambers Creek Community Association, Inc., a non-profit corporation ("Association") 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: The name of the subdivision is Hillside at Chambers Creek.
2. Name of Association: The name of the Association is Hillside at Chambers Creek Community Association, Inc.
3. Recording Data for the Subdivision:
 - a. Lots Twenty-Three (23) and Twenty-Four (24) in Block One (1) of Chambers Creek, Section 1A, a subdivision in Montgomery County, Texas according to the map or plat thereof recorded under Clerk's File No. 2021151071 and in Cabinet Z, Sheets 7945-7947, of the Map Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.
 - b. Lots Sixteen (16) through Forty-One (41), inclusive, in Block One (1) of Chambers Creek, Section Two (2), a subdivision in Montgomery County, Texas according to the map or plat thereof recorded under Clerk's File No. 2021151073 and in Cabinet Z, Sheets 7948-7954, of the Map Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.
4. Recording Data for the Declaration:*
 - a. Documents:
 - (1) Declaration of Covenants, Conditions and Restrictions for Chambers Creek Ranch.
 - (2) First Amendment to Declaration of Covenants, Conditions and Restrictions for Chambers Creek [Formerly Called Chambers Creek Ranch].

- (3) Second Amendment to Declaration of Covenants, Conditions and Restrictions for Chambers Creek.
- (4) Third Amendment to Declaration of Covenants, Conditions and Restrictions for Chambers Creek.
- (5) Fourth Amendment to Declaration of Covenants, Conditions and Restrictions for Chambers Creek.
- (6) Supplemental Declaration of Covenants, Conditions and Restrictions for Chambers Creek [Portions of Chambers Creek, Sections 1A and 2 – Duet Lots].

b. Recording Information:

- (1) Montgomery County Clerk's File No. 2019095220.
- (2) Montgomery County Clerk's File No. 2021103702.
- (3) Montgomery County Clerk's File No. 2021152366.
- (4) Montgomery County Clerk's File No. 2022030276.
- (5) Montgomery County Clerk's File No. 2022062192.
- (6) Montgomery County Clerk's File No. 2022027337.

5. Name and Mailing Address of the Association: The name and mailing address of the Association is Hillside at Chambers Creek Community Association, Inc. c/o Capital Consultants Management Corporation (CCMC), 7800 N. Dallas Parkway, Suite 450, Plano, Texas 75024.
6. The 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, Suite 450, Plano, Texas 75024. Phone No.: 469.246.3500. Email Address: ccmctx@ccmcnet.com.
7. The Association's Dedicatory Instruments are Available to Members Online at: www.LifeatChambersCreektx.com.
8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

Description	Fee
Resale Disclosure and Lien Estoppel Fee	\$ 375.00
No Title Sale	\$ 125.00
Resale Trustee/Lender Sale	\$ 125.00
Lender Questionnaire Fee-Standard	\$ 50.00

Lender Questionnaire Fee-Custom	\$ 150.00
Refinance/Lien Estoppel Update	\$ 50.00
Rush Fee	\$ 100.00
Capital Assessment [Declaration Article VII, Section 7.8]	Upon the first sale of a lot subsequent to the completion of a residential dwelling thereon and upon each subsequent sale of the lot, the purchaser of the lot must pay to the Association a Capital Assessment in a sum equal to the full Annual Maintenance Charge in effect as of the date of closing on the sale of the lot. The Capital Assessment is due and payable on the date of closing on the sale of the lot. The Capital Assessment for 2022 is \$3,200.00. For future years, the Capital Assessment must be confirmed with the Association.
Foundation Fee [Declaration Article X and Community Covenant for Chambers Creek, as amended]	<p>Upon transfer of title to a Duet Lot, a Foundation Fee is payable by the purchaser of the Duet Lot and is due at the time of closing on the transfer of title to the Duet Lot.</p> <p>Foundation Fee is based on the "Gross Selling Price" of a Duet Lot (as described in detail in the Community Covenant) in an amount not greater than 0.50% of the Gross Selling Price of the Duet Lot or 0.25% of the Gross Selling Price if sold by a Builder. Some transfers are exempt, as provided in the Community Covenant.</p>

Executed on this 22 day of August, 2022.

**HILLSIDE AT CHAMBERS CREEK
COMMUNITY ASSOCIATION, INC.**

By: Capital Consultants Management Corporation,
Managing Agent

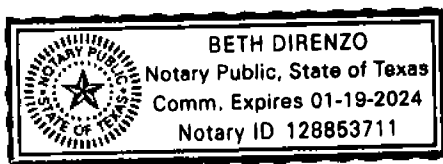



Andy Babbitt, Regional President

*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 TEXAS §
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COUNTY OF Collin §

BEFORE ME, the undersigned notary public, on this 22nd day of August, 2022 personally appeared Andy Babbitt, Regional President for Capital Consultants Management Corporation, Managing Agent for Hillside at Chambers Creek Community Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and in the capacity therein expressed.





Notary Public in and for the State of Texas

E-FILED FOR RECORD

08/30/2022 03:33PM



COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

STATE OF TEXAS,
COUNTY OF MONTGOMERY

I hereby certify that this instrument was e-filed in the file number
sequence on the date and time stamped herein
by me and was duly e-RECORDED in the Official Public
Records of Montgomery County, Texas.

08/30/2022



County Clerk
Montgomery County, Texas