

**MANAGEMENT CERTIFICATE
OF
SOLTERRA SOUTH NEIGHBORHOOD ASSOCIATION, INC.**

The undersigned, being an officer of Solterra South Neighborhood 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: Solterra South.
2. The name of the Association: Solterra South Neighborhood Association, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property located in Dallas County, Texas, made subject to that certain Declaration of Covenants, Restrictions, and Easements for Solterra South, recorded under Document No. 202400057674 in the Official Public Records of Dallas County, Texas, as the same may be amended from time to time (the "**Declaration**").
4. The recording data for the Declaration and any amendments thereto: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the Association: Solterra South Neighborhood Association, Inc., c/o CCMC, 7800 N. Dallas Parkway, Suite 450, Plano, Texas 75024.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	Solterra South Neighborhood Association, Inc. c/o CCMC
Mailing Address:	7800 N. Dallas Parkway, Suite 450, Plano, Texas 75024
Attn:	Shonna Camacho
Telephone Number:	945-283-4018
Email Address:	scamacho@ccmcnet.com

7. Website to access the Association's dedicatory instruments:
www.solterratxhoa.com

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

Capitalization Assessment: \$120.00

Resale Certificate Fee \$375.00

Resale Certificate Update: \$75.00

Resale Certificate from
Developer to Builder: \$50.00

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

[SIGNATURE PAGE FOLLOWS]

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

**SOLTERRA SOUTH NEIGHBORHOOD
ASSOCIATION, INC.,** a Texas nonprofit corporation

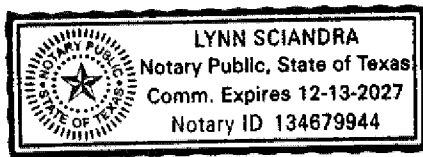
By: Annie Hepner
Printed Name: Annie Hepner
Title: President

STATE OF TEXAS §
 §
COUNTY OF Dallas §

This instrument was acknowledged before me on the 4 day of June, 2024, Annie Hepner, the President of SOLTERRA SOUTH NEIGHBORHOOD ASSOCIATION, INC., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

(SEAL)

Lynn Sciandra
Notary Public Signature



AFTER RECORDING RETURN TO:

Kristi E. Stotts, Esq.
Winstead PC
600 W. 5th Street, Suite 900
Austin, Texas 78701
Email: kstotts@winstead.com

ATTACHMENT 1

1. Declaration of Covenants, Restrictions, and Easements for Solterra South, recorded under Document No. 202400057674, Official Public Records of Dallas County, Texas, as the same may be amended from time to time.
 - a. Non-Material Correction Instrument for Declaration of Covenants, Restrictions, and Easements for Solterra South, recorded under Document No. 202400059807, Official Public Records of Dallas County, Texas.
2. Notice of Additional Dedicatory Instruments for Solterra South Neighborhood Association, Inc., recorded under Document No. 202400061214, Official Public Records of Dallas County, Texas.

**Dallas County
John F. Warren
Dallas County Clerk**

Instrument Number: 202400112736

eRecording - Real Property

Recorded On: June 05, 2024 11:24 AM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: \$37.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 202400112736
Receipt Number: 20240604000928
Recorded Date/Time: June 05, 2024 11:24 AM
User: Kevin T
Station: CC123.dal.ccdc

Record and Return To:

Simplifile



**STATE OF TEXAS
COUNTY OF DALLAS**

**I hereby certify that this Instrument was FILED In the File Number sequence on the date/time
printed hereon, and was duly RECORDED in the Official Records of Dallas County, Texas.**

John F. Warren
Dallas County Clerk
Dallas County, TX

A handwritten signature in black ink, appearing to be "JFW", located to the right of the printed name and title.