

**Kaufman County
Laura Hughes
County Clerk**
Instrument Number: 2025-0031851

Billable Pages: 4
Number of Pages: 5

FILED AND RECORDED – REAL RECORDS	CLERKS COMMENTS
On: 10/08/2025 at 11:55 AM Document Number: <u>2025-0031851</u> Receipt No: <u>25-28510</u> Amount: \$ <u>37.00</u> Vol/Pg: <u>V:9172 P:202</u>	E-RECORDING



**STATE OF TEXAS
COUNTY OF KAUFMAN**

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 Kaufman County, Texas.

Laura A. Hughes

Laura Hughes, County Clerk

Recorded By: Daniela Serna, Deputy

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.

Record and Return To:

WINSTEAD PC - AUSTIN
401 CONGRESS AVENUE, SUITE 210
AUSTIN, TX 78701



**MANAGEMENT CERTIFICATE
OF
MERAKE MASTER COMMUNITY ASSOCIATION, INC.**

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

1. The name of the subdivision: Meraki.
2. The name of the association: Meraki Master Community Association, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property in Kaufman and Rockwall Counties, Texas, made subject to that certain Meraki Master Covenant [Residential], recorded under Document No. 2025-0030274, Official Public Records of Kaufman County, Texas, and under Document No. 20250000017589, Official Public Records of Rockwall County, Texas, as the same may be amended from time to time (the "Covenant").
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: Meraki Master Community Association, Inc., c/o Capital Consultants Management Company, Attn: Brett Wiklund, Vice President, 7800 Dallas Parkway #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
Mailing Address:	Attn: Brett Wiklund, Vice President 7800 Dallas Parkway #450 Plano, Texas 75024
Telephone Number:	469-246-3500
Email Address:	bwiklund@ccmcnet.com
7. Website to access the association's dedicatory instruments: <https://ccmcnet.com>.
8. Amount and description of fees related to property transfer in the subdivision: The association fees are in the following amounts:

Community Enhancement Fee – The Transfer Price multiplied by three-tenths of one percent (0.3%) (as such capitalized term is defined in the Community Enhancement Covenant, recorded in the Official Public

MERAKE MASTER COMMUNITY ASSOCIATION, INC.
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Records of Kaufman and Rockwall Counties,
Texas).

Working Capital Assessment – An amount equal to six (6) months of Regular
Assessments.

Lender Questionnaire - \$200.00 per questionnaire for standard format.
\$300.00 per questionnaire for custom format.

Resale Disclosure / Lien Estoppel - \$375.00 per lot.
(\$50.00 per lot for Developer to Builder.)

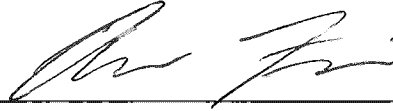
Resale Disclosure Update - \$75.00.

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.

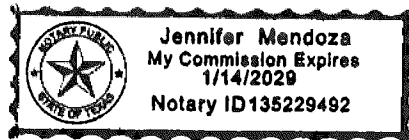
MERAKI MASTER COMMUNITY ASSOCIATION, INC.,
a Texas non-profit corporation


By: 
Andre S. Ferrari, President

STATE OF TEXAS §
 §
COUNTY OF Collin §

This instrument was acknowledged before me this 17th day of September, 2025, by
Andre S. Ferrari, President of Meraki Master Community Association, Inc., a Texas nonprofit corporation,
on behalf of said nonprofit corporation.

[SEAL]




Notary Public Signature

AFTER RECORDING RETURN TO:

Robert D. Burton, Esq.
Mark D. Grobmyer, Esq.
Winstead PC
600 West 5th Street, Suite 900
Austin, Texas 78701
Email: rburton@winstead.com
mgrobmyer@winstead.com

MERAKI MASTER COMMUNITY ASSOCIATION, INC.
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ATTACHMENT 1

RECORDING DATA FOR THE COVENANT AND RELATED DOCUMENTS

1. Meraki Master Covenant [Residential], recorded as Document No. 2025-0030274, Official Public Records of Kaufman County, Texas, and as Document No. 20250000017589, Official Public Records of Rockwall County, Texas.
2. Meraki Development Area Declaration [Residential], recorded as Document No. 2025-0030483, Official Public Records of Kaufman County, Texas, and as Document No. 20250000017727, Official Public Records of Rockwall County, Texas.
3. Meraki Community Manual [Residential], recorded as Document No. 2025-0030511, Official Public Records of Kaufman County, Texas, and as Document No. 20250000017733, Official Public Records of Rockwall County, Texas.
4. Meraki Community Enhancement Covenant [Residential], recorded as Document No. 2025-0030503, Official Public Records of Kaufman County, Texas, and as Document No. 20250000017730, Official Public Records of Rockwall County, Texas.
5. Meraki Adoption of Working Capital Assessment, recorded as Document No. 2025-0030502, Official Public Records of Kaufman County, Texas, and as Document No. 20250000017728, Official Public Records of Rockwall County, Texas.
6. Meraki Notice of Applicability [Residential] [Phase 1A & 1B], recorded as Document No. 2025-0031237, Official Public Records of Kaufman County, Texas, and as Document No. 20250000018126, Official Public Records of Rockwall County, Texas.
7. Meraki Notice of Applicability [Residential] [Phase 1C], recorded as Document No. 2025-0031240, Official Public Records of Kaufman County, Texas, and as Document No. 20250000018127, Official Public Records of Rockwall County, Texas.
8. Meraki Village Design Guidelines [Meraki Phase 1A & 1B], recorded as Document No. 2025-0031386, Official Public Records of Kaufman County, Texas, and as Document No. 20250000018223, Official Public Records of Rockwall County, Texas.
9. Meraki Village Design Guidelines [Meraki Phase 1C], recorded as Document No. 2025-0031389, Official Public Records of Kaufman County, Texas, and as Document No. 20250000018221, Official Public Records of Rockwall County, Texas.
10. Meraki Notice of Partial Waiver and Reduction of Working Capital Assessment [Phase 1A & 1B], recorded as Document No. 2025-0031551, Official Public Records of Kaufman County, Texas, and as Document No. 20250000018331, Official Public Records of Rockwall County, Texas.
11. Meraki Notice of Partial Waiver and Reduction of Working Capital Assessment [Phase 1C], recorded as Document No. 2025-0031552, Official Public Records of Kaufman County, Texas, and as Document No. 20250000018332, Official Public Records of Rockwall County, Texas.

MERAKI MASTER COMMUNITY ASSOCIATION, INC.
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4901-9537-3629v.5 71667-1

#2025-0031851

Filed for Record in Kaufman County TX
10/08/2025 11:55:51 AM