

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

THE STATE OF TEXAS §
 §
COUNTY OF MONTGOMERY §

The undersigned, being the Managing Agent for Chambers Creek Community Association, Inc., a nonprofit corporation (the "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 Chambers Creek.
2. Name of Association: The name of the Association is Chambers Creek Community Association, Inc.
3. Recording Data for the Subdivision:
 - a. 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. 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.
 - c. Chambers Creek, Section Three (3), a subdivision in Montgomery County, Texas according to the map or plat thereof recorded under Clerk's File No. 2022016992 and in Cabinet Z, Sheets 8218-8221, of the Map Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.
 - d. Chambers Creek, Section Four (4), a subdivision in Montgomery County, Texas according to the map or plat thereof recorded under Clerk's File No. 2022060714 and in Cabinet Z, Sheets 8558-8562, of the Map Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.

- e. Chambers Creek, Section Five (5), a subdivision in Montgomery County, Texas according to the map or plat thereof recorded under Clerk's File No. 2023080581, of the Map Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.
- f. 429.0000, 461.8928, 303.7569 and 21.11 acres of land as described by metes and bounds on Exhibit "A" attached to the "First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Chambers Creek" recorded in the Official Public Records of Real Property of Montgomery County, Texas under Clerk's File No. 2023082106 (which said Exhibit "A" is incorporated herein by reference).

4. Recording Data for the Declaration:*

a. Documents:

- (1) First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Chambers Creek.
- (2) First Amended and Restated Supplemental Declaration of Covenants, Conditions and Restrictions for Chambers Creek [Portions of Chambers Creek, Sections 1A and 2 - Duet Lots].
- (3) Supplemental Declaration of Covenants, Conditions and Restrictions for Chambers Creek [Portions of Chambers Creek, Sections 1A and 2].
- (4) Supplemental Declaration of Covenants, Conditions and Restrictions for Chambers Creek, Section 3.
- (5) Supplemental Declaration of Covenants, Conditions and Restrictions for Chambers Creek, Section 4.
- (6) Supplemental Declaration of Covenants, Conditions and Restrictions for Chambers Creek, Section 5.

b. Recording Information:

- (1) Montgomery County Clerk's File No. 2023082106.
- (2) Montgomery County Clerk's File No. 2023091676.
- (3) Montgomery County Clerk's File No. 2022037568.
- (4) Montgomery County Clerk's File No. 2022079448.
- (5) Montgomery County Clerk's File No. 2022108473.
- (6) Montgomery County Clerk's File No. 2023101333.

5. Name and Mailing Address of the Association: The name and mailing address of the Association is 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
Resale Certificate Update	\$ 50.00
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 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 2024 is \$2,850.00. For future years, the Capital Assessment must be confirmed with the Association.
Foundation Fee [Declaration Article X and	Upon each non-exempt transfer of

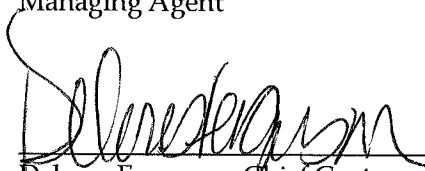
Community Covenant for Chambers Creek, as amended]	<p>a lot, a Foundation Fee is payable by the purchaser of the lot and is due at the time of closing on the transfer of title to the lot.</p> <p>Foundation Fee is based on the "Gross Selling Price" of a lot (as described in detail in the Community Covenant) in an amount not greater than 0.50% of the Gross Selling Price of the 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>
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*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.

Executed on this 10th day of June, 2024.

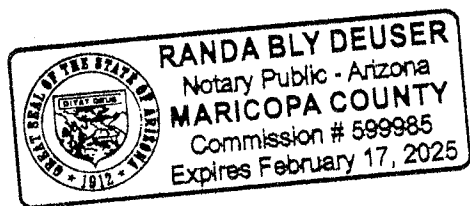
**CHAMBERS CREEK COMMUNITY
ASSOCIATION, INC.**

By: Capital Consultants Management Corporation,
Managing Agent


Delores Ferguson, Chief Customer Officer

THE STATE OF Arizona §
COUNTY OF MARICOPA §

BEFORE ME, the undersigned notary public, on this 10th day of June, 2024 personally appeared Delores Ferguson, Chief Customer Officer for Capital Consultants Management Corporation, Managing Agent for 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 she executed the same for the purpose and in the capacity therein expressed.



Randa Bly Deuser
Notary Public in and for the State of AZ
Randa Bly Deuser

E-FILED FOR RECORD

06/10/2024 04:34PM



L. Brandon Steinmann

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.

06/10/2024



L. Brandon Steinmann

County Clerk,
Montgomery County, Texas