



AUSTIN POINT RESIDENTIAL ASSOCIATION, INC.
MANAGEMENT CERTIFICATE

THE STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

The undersigned, being the Managing Agent for Austin Point 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 Austin Point.
2. Name of Association: The name of the Association is Austin Point Residential Association, Inc.
3. Recording Data for the Subdivision:
 - a. Property described by metes and bounds on Exhibit A attached to the Declaration of Covenants, Conditions, and Restrictions for Austin Point (Residential Property), recorded in the Official Public Records of Fort Bend County, Texas under Clerk's File No. 2025023848 (which Exhibit A is incorporated in this instrument for all purposes by this reference).
4. Recording Data for the Declaration:*
 - a. Declaration of Covenants, Conditions, and Restrictions for Austin Point (Residential Property), Fort Bend County Clerk's File No. 2025023848.
5. Name and Mailing Address of the Association: The name and mailing address of the Association is Austin Point Residential Association, Inc. c/o Capital Consultants Management Corporation, 7800 N. Dallas Parkway, Suite 450, Plano, Texas 75024.
6. Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: Capital Consultants Management Corporation; Address: 7800 N. Dallas Parkway, Suite 450, Dallas, Texas 75024; Phone Number: 469-246-3500; Email Address: ccmctx@ccmcnet.com
7. Association Website: The Association's Dedicatory Instruments are available to Members online at: www.ccmcnet.com.
8. 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	\$125.00
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 Article XV, Section F]	<p><u>Lots with no ADU</u>: 100% of the then-current Annual Assessment rate charged to Owners on whose Lots no ADU has been approved plus 100% of the then-current Service Area Assessment (if applicable).</p> <p><u>ADU Lot</u>: 100% of the then-current ADU Annual Assessment rate charged to Owners on whose Lots an ADU has been approved plus 150% of the then-current Service Area Assessment (if applicable).</p> <p>The Capitalization Fee is payable to the Association on the date of the transfer of title to a Lot. Some exemptions may apply. The Capitalization Fee must be verified with the Association. Capitalized terms used here have the meanings set forth in the Declaration of Covenants, Conditions, and Restrictions for Austin Point (Residential Property).</p>
Community Fee [Declaration Article XV, Section G]	<p>Amount based upon 0.5% of the Gross Selling Price of the Lot as defined and set forth in detail in the Declaration of Covenants, Conditions, and Restrictions for Austin Point (Residential Property), as same may be amended from time to time. The Community Fee is payable to the Association on the date of the transfer of the Lot. Some exemptions may apply.</p>

Executed on this 20th day of MARCH, 2025.

AUSTIN POINT RESIDENTIAL ASSOCIATION, INC., a
Texas nonprofit corporation

By: Capital Consultants Management Corporation,
Managing Agent

By: [Signature]

Printed: Dolores Ferguson

Its: 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 ARIZONA §
§
COUNTY OF MARICOPA §

BEFORE ME, the undersigned notary public, on this 20th day of MARCH, 2025 personally appeared Dolores Ferguson, the PRESIDENT of Capital Consultants Management Corporation, Managing Agent for Austin Point Residential 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.



[Signature]
Notary Public in and for the State of