


MARY LOUISE NICHOLSON
COUNTY CLERK

AFTER RECORDING, RETURN TO:
Judd A. Austin, Jr.
Henry Oddo Austin & Fletcher, P.C.
1717 Main Street
Suite 4600
Dallas, Texas 75201

STATE OF TEXAS §
 §
COUNTY OF TARRANT §

PROPERTY OWNERS’ ASSOCIATION
MANAGEMENT CERTIFICATE FOR
KARIS COMMUNITY ASSOCIATION, INC.

This MANAGEMENT CERTIFICATE (this “*Certificate*”) is made on behalf of the KARIS COMMUNITY ASSOOCIATION, INC., a Texas non-profit corporation (the “*Association*”).

W I T N E S S E T H :

WHEREAS, CH TNC KARIS OWNER, LLC, a Delaware limited liability company, in its capacity as Founder, executed and previously placed of record that certain Community Charter for Karis, filed on January 11, 2023, and recorded as Instrument No. D223005921 in the Official Public Records of Tarrant County, Texas, as supplemented or amended, is incorporated herein for all purposes.

WHEREAS, the Association has caused this Certificate to be prepared and filed in accordance with the provisions of the Texas Residential Property Owners Protection Act as provided in Section 209.004 of the Texas Property Code.

NOW, THEREFORE, the undersigned hereby certifies as follows on behalf of the Association:

1. **Name of the Subdivisions.** The name of the subdivisions which are the subject of the Declaration is Karis Addition, Phase 1A and Karis Addition, Phase 1B.
2. **Name and Mailing Address of the Association.** The name of the Association is Karis Community Association, Inc. and its mailing address is c/o Capital Consultants Management Corporation (“*CCMC*”), 7800 N. Dallas Parkway, Suite 450, Plano, TX 75024.
3. **Recording Data for the Subdivision.** The recording data for the subdivision is that certain Plat recorded as Instrument No. D22059501 (Phase 1A) and Instrument No.

D223051685 (Phase 1B) in the Official Public Records of Tarrant County, Texas, as amended or re-platted.

4. **Recording Data for the Declaration.** The recording data for the Community Charter is Instrument No. D223005921 and Instrument No. D22306617 (First Supplement), along with any and all amendments and supplements recorded in the Official Public Records of Tarrant County, Texas.

5. **Name of and Contact Information for the Association or the Managing Agent of the Association.** The current mailing address for the Association is c/o CCMC, 7800 N. Dallas Parkway, Suite 450, Plano, TX 75024; the telephone number is 469-246-3500; the facsimile number is 469-246-3501; and the e-mail address is karistx@ccmnet.com.

6. **Website.** The Association's website may be found at www.lifeatkaris.com.

7. **Fees Due Upon Property Transfer.** Fees charged relating to a property transfer are:

Type of Property Transfer	Fee
Resale Disclosure and Lien Estoppel Fee	\$375.00
No Title Sale	\$375.00
Resale Trustee/Lender Sale	\$375.00
Lender Questionnaire Fee – Standard	\$200.00
Lender Questionnaire Fee – Custom	\$300.00
Refinance	\$200.00
Lien Estoppel Updated	\$75.00
Rush Fee	\$100.00

8. **Resale Certificates.** Resale Certificates may be requested by contacting the Association c/o HomeWiseDocs via www.ccmnet.com or www.homewisedocs.com. The phone number for HomeWiseDocs is (866) 925-5004. Alternatively, you may contact the Plano office for CCMC at 7800 Dallas Parkway, Suite 450, Plano, TX 75024 or by e-mail address at karistx@ccmnet.com.

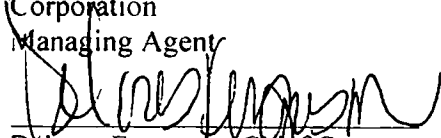
IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed on behalf of the Association in compliance with Section 209.004 of the Texas Property Code and serves to replace all Management Certificates previously filed by the Association.

ASSOCIATION:

KARIS COMMUNITY ASSOCIATION, INC.
a Texas non-profit corporation

By: Capital Consultants Management Corporation

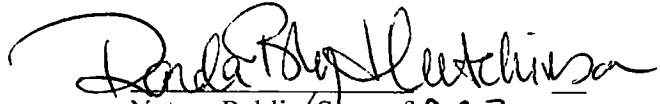
Its: Managing Agent

By: 
Delores Ferguson, Chief Customer Officer

STATE OF Arizona §
 §
COUNTY OF MARICOPA §

This instrument was acknowledged before me on the 14th day of November 2023, by Delores Ferguson, Chief Customer Officer, Capital Consultants Management Corporation, the Managing Agent of Karis Community Association, Inc., a Texas non-profit corporation.




Notary Public / State of Arizona
