



**MANAGEMENT CERTIFICATE
OF
EMBERLY HOMEOWNERS ASSOCIATION, INC.**

The undersigned, being an officer of Emberly Homeowners 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: Emberly.
2. The name of the association: Emberly Homeowners Association, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: That certain real property in Fort Bend County, Texas, made subject to that certain Emberly Master Covenant [Mixed-Use], recorded under Document No. 2023040590, Official Public Records of Fort Bend County, Texas (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: Emberly Homeowners Association, Inc., c/o RealManage Elevated Onsite, 6111 W. Plano Parkway, Suite 1000, Plano, Texas 75093.
6. The name, mailing address, telephone number, and email address of the person managing the association:

Name: Emberly Homeowners Association, Inc.
c/o RealManage Elevated Onsite
Manager: Crystal Romero
Mailing Address: 6111 W. Plano Parkway, Suite 1000
Plano, Texas 75093
Telephone Number: 855-947-2636
Email Address: service@ciramail.com

7. Website to access the association's dedicatory instruments:
<https://realmanage.com>
8. Amount and description of fees related to property transfer in the subdivision: The association fees are in the following amounts:

Working Capital Assessment – One-half (1/2) of the annual amount of Regular Assessments due in the year of the conveyance of the Lot or Condominium Unit

Builder to Homeowner Resale Certificate Fee: \$299

EMBERLY HOMEOWNERS ASSOCIATION, INC.
MANAGEMENT CERTIFICATE

Builder to Homeowner Transfer Fee: \$0
Builder to Homeowner Conveyance Processing Fee: \$150
Builder to Homeowner Resale Certificate: \$299
Homeowner to Homeowner: \$375
Statement of Account: \$325
Refinance: \$250
Mortgage Loan Subordination: \$250
Conveyance Fee Surcharge on Delinquent Accounts: \$195

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

[SIGNATURE PAGE FOLLOWS]

EMBERLY HOMEOWNERS ASSOCIATION, INC.
MANAGEMENT CERTIFICATE

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

EMBERLY HOMEOWNERS ASSOCIATION, INC., a
Texas nonprofit corporation

By: Bill Kouwenhoven
Name: Bill Kouwenhoven
Title: President

STATE OF Florida §
§
COUNTY OF Manatee §

This instrument was acknowledged before me this 16th day of September, 2025 by
Bill Kouwenhoven, President of Emberly Homeowners Association, Inc., a
Texas nonprofit corporation, on behalf of said nonprofit corporation.

[SEAL]



Diana Forbes
Notary Public Signature

AFTER RECORDING RETURN TO:

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

EMBERLY HOMEOWNERS ASSOCIATION, INC.
MANAGEMENT CERTIFICATE

ATTACHMENT 1

RECORDING DATA FOR THE COVENANT AND RELATED DOCUMENTS

1. Emberly Master Covenant [Mixed-Use], recorded as Document No. 2023040590, Official Public Records of Fort Bend County, Texas.
2. Emberly Development Area Declaration [Residential], recorded as Document No. 2023041146, Official Public Records of Fort Bend County, Texas.
3. Emberly Community Manual, recorded as Document No. 2023041138, Official Public Records of Fort Bend County, Texas.
4. Emberly Design Guidelines [Residential], recorded as Document No. 2023047973, Official Public Records of Fort Bend County, Texas.
5. Emberly Adoption of Working Capital Assessment, recorded as Document No. 2023043107, Official Public Records of Fort Bend County, Texas.
6. Emberly Notice of Applicability [Residential] [Sections One, Four and Eight], recorded as Document No. 2023047786, Official Public Records of Fort Bend County, Texas.
7. Emberly Notice of Applicability [Residential] [Sections Two, Three and Five], recorded as Document No. 2023120502, Official Public Records of Fort Bend County, Texas.
8. Notice of Withdrawal of Land [18.14 Acres], recorded as Document No. 2024061440, Official Public Records of Fort Bend County, Texas.
9. Emberly Amended and Restated Notice of Applicability [Residential] [Sections Two, Three and Five], recorded as Document No. 2025014326, Official Public Records of Fort Bend County, Texas.
10. Emberly Notice of Applicability [Residential] [Sections Six and Seven], recorded as Document No. 2025014436, Official Public Records of Fort Bend County, Texas.
11. Emberly Notice of Withdrawal of Land, recorded as Document No. 2025072031, Official Public Records of Fort Bend County, Texas.