

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
for
JUBILEE RESIDENTIAL ASSOCIATION, INC.**

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

The undersigned, being the Managing Agent for Jubilee 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 Jubilee.
2. Name of Association: The name of the Association is Jubilee 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 Jubilee (Residential Property)", recorded in the Official Public Records of Real Property of Harris County, Texas under Clerk's File No. RP-2023-362956 (which Exhibit A is incorporated herein by this reference).
 - b. Jubilee, Section One (1), a subdivision in Harris County, Texas according to the map or plat thereof filed of record under Film Code No. 702637 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
 - c. Jubilee, Section Four (4), a subdivision in Harris County, Texas according to the map or plat thereof filed of record under Film Code No. 702643 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
 - d. Jubilee, Section Five (5), a subdivision in Harris County, Texas according to the map or plat thereof filed of record under Film Code No. 703866 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
 - e. Jubilee, Section Six (6), a subdivision in Harris County, Texas according to the map or plat thereof filed of record under Film Code

No. 702646 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

- f. Jubilee, Section Seven (7), a subdivision in Harris County, Texas according to the map or plat thereof filed of record under Film Code No. 704750 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

4. Recording Data for the Declaration:*

a. Documents:

- (1) Declaration of Covenants, Conditions, and Restrictions for Jubilee (Residential Property).
- (2) Supplemental Amendment to the Declaration of Covenants, Conditions, and Restrictions for Jubilee (Residential Property) Section 1.
- (3) Supplemental Amendment to the Declaration of Covenants, Conditions, and Restrictions for Jubilee (Residential Property) Section 4.
- (4) Supplemental Amendment to the Declaration of Covenants, Conditions, and Restrictions for Jubilee (Residential Property) Section 5.
- (5) Supplemental Amendment to the Declaration of Covenants, Conditions, and Restrictions for Jubilee (Residential Property) Section 6.
- (6) Supplemental Amendment to the Declaration of Covenants, Conditions, and Restrictions for Jubilee (Residential Property) Section 7.

b. Recording Information:

- (1) Harris County Clerk's File No. RP-2023-362956.
- (2) Harris County Clerk's File No. RP-2023-406784.
- (3) Harris County Clerk's File No. RP-2023-406785.
- (4) Harris County Clerk's File No. RP-2023-406786.
- (5) Harris County Clerk's File No. RP-2023-406787.
- (6) Harris County Clerk's File No. RP-2023-406788.

5. Name and Mailing Address of the Association: The name and mailing address of the Association is Jubilee Residential 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.ccmcnnet.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 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 Update	\$ 75.00
Rush Fee	\$ 100.00
Capitalization Fee [Declaration Article XV, Section F]	Each person or entity acquiring title to a Lot agrees to pay the Association a Capitalization Fee in the amount equal to 100% of the then-current Annual Assessment plus 100% of the then-current Service Area Assessment (if applicable). The Capitalization Fee is payable to the Association on the date of the transfer of title to a Lot and is not prorated. Some exemptions may apply. The Capitalization Fee must be verified with the Association.
Foundation Fee [Declaration Article XV, Section G]	Each person or entity acquiring title to a Lot agrees to pay the Association a Foundation Fee. The Foundation Fee is based on

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	the "Gross Selling Price" or "Builder Gross Selling Price" of a Lot (as described in detail in the Declaration). The current Foundation Fee is 0.25% of the Builder Gross Selling Price or 0.5% of the Gross Selling Price of the Lot, depending on the type of entity acquiring title to the Lot. Some variations and exemptions apply.
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Executed on this 20th day of November, 2023.

JUBILEE RESIDENTIAL ASSOCIATION, INC.

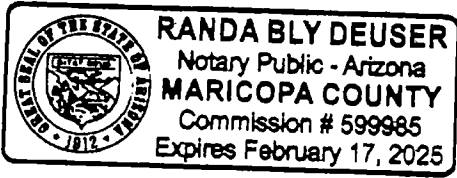
By: Capital Consultants Management Corporation,
Managing Agent

Delores Ferguson
Delores Ferguson, Chief Customer Officer

*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 November 2023 personally appeared Delores Ferguson, Chief Customer Officer for Capital Consultants Management Corporation, Managing Agent for Jubilee Residential 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

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Pages 5
11/28/2023 11:56 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$30.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically
and any blackouts, additions or changes were present
at the time the instrument was filed and recorded.

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.
THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in
File Number Sequence on the date and at the time stamped
hereon by me; and was duly RECORDED in the Official
Public Records of Real Property of Harris County, Texas.



Teneshia Hudspeth
COUNTY CLERK
HARRIS COUNTY, TEXAS

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