

WILDTREE™

WILDTREE COMMUNITY ASSOCIATION, INC.

MANAGEMENT CERTIFICATE

THE STATE OF TEXAS §
 §
COUNTY OF MONTGOMERY §

The undersigned, being the Managing Agent for Wildtree Community 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 Wildtree.
2. Name of Association: The name of the Association is Wildtree Community Association, Inc.
3. Recording Data for the Subdivision:
 - a. Property described by metes and bounds on Exhibit A attached to the “First Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Wildtree”, recorded in the Official Public Records of Montgomery County, Texas under Clerk’s File No. 2025051867 (which Exhibit A is incorporated in this instrument for all purposes by this reference).
 - b. Wildtree, Section One (1), a subdivision in Montgomery County, Texas according to the map or plat thereof recorded under Clerk’s File No. 2025030441 and in Cabinet 0AA, Sheets 1482-1483 of the Map Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.
 - c. Wildtree, Section Four (4), a subdivision in Montgomery County, Texas according to the map or plat thereof recorded under Clerk’s File No. 2025072354 and in Cabinet 0AA, Sheets 1790-1792 of the Map Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.
 - d. Wildtree, Section Five (5), a subdivision in Montgomery County, Texas according to the map or plat thereof recorded under Clerk’s File No. 2025072355 and in Cabinet 0AA, Sheets 1793-1796 of the Map Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.

4. Recording Data for the Declaration.*

a. Documents:

- (1) First Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Wildtree.
- (2) Supplemental Amendment to the Declaration of Covenants, Conditions, and Restrictions for Wildtree Section 1.
- (3) Supplemental Amendment to the Declaration of Covenants, Conditions, and Restrictions for Wildtree Section 4.
- (4) Supplemental Amendment to the Declaration of Covenants, Conditions, and Restrictions for Wildtree Section 5.

b. Recording Information:

- (1) Montgomery County Clerk's File No. 2025051867.
- (2) Montgomery County Clerk's File No. 2025038777.
- (3) Montgomery County Clerk's File No. 2025086338.
- (4) Montgomery County Clerk's File No. 2025086339.

5. Name and Mailing Address of the Association: The name and mailing address of the Association is Wildtree Community Association, Inc. c/o Capital Consultants Management Corporation (CCMC), 7800 N. Dallas Parkway, Ste. 450, Plano, Texas 75024.

6. 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, Ste. 450, Plano, 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:

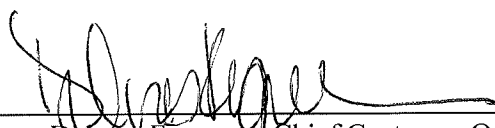
Description	Fee
Resale Disclosure and Lien Estoppel Fee	\$375.00
Resale Disclosure Update	\$75.00
No Title Sale	\$375.00

Resale Trustee/Lender Sale	\$375.00
Lender Questionnaire Fee-Standard	\$200.00
Lender Questionnaire Fee-Custom	\$300.00
Refinance/Lien Estoppel	\$200.00
Rush Fee	\$100.00
Account Setup Fee	\$100.00
Capitalization Fee [Declaration XV, Section F]	Each Grantee acquiring title to a Lot within the Property agrees to pay to the Association a Capitalization Fee. The Capitalization Fee is based on the "Gross Selling Price" of a Lot (as described in detail in the First Amended and Restated Declaration). The current Capitalization Fee is 0.35% of the Gross Selling Price of the Lot. Some variations and exemptions apply.

Executed on this 28th day of October, 2025.

**WILDTREE COMMUNITY
ASSOCIATION, INC.**

By: Capital Consultants Management Corporation,
Managing Agent

By: 
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 October, 2025 personally appeared Delores Ferguson, Chief Customer Officer of Capital Consultants Management Corporation, Managing Agent for Wildtree 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 Hutchinson
Notary Public in and for the State of AZ

E-FILED FOR RECORD

10/29/2025 08:57AM



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.

10/29/2025



L. Brandon Steinmann

County Clerk,
Montgomery County, Texas