

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 BURNET §

PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE FOR
GREGG RANCH HOMEOWNERS ASSOCIATION

This MANAGEMENT CERTIFICATE (this "*Certificate*") is made on behalf of the GREGG RANCH HOMEOWNERS ASSOCIATION, a Texas non-profit corporation (the "*Association*").

W I T N E S S E T H :

WHEREAS, MARBLE FALLS 300, LP, an Arizona limited partnership, and HARVARD MARBLE FALLS PARTNERS, LP, an Arizona limited partnership formerly known as MARBLE FALLS PARTNERS, LP, in its capacity as Declarant, executed and previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for Gregg Ranch, filed on September 23, 2020, and recorded as Instrument No. 202012143 in the Official Public Records of Burnet 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 subdivision which is the subject of the Declaration is Gregg Ranch Marble Falls.

2. **Name and Mailing Address of the Association.** The name of the Association is Gregg Ranch Homeowners Association, 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. 202010607 (Phase 1) and Instrument No. 202305408 (Phase 2) in the Official Public Records of Burnet County, Texas, as amended or re-platted.

4. **Recording Data for the Declaration.** The recording data for the Declaration is Instrument No. 202012143 and Instrument No. 202309338 (First Amendment), along with any and all amendments and supplements recorded in the Official Public Records of Burnet 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 greggranchhoa@ccmcnet.com.

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

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

Type of Property Transfer	Fee
Resale Certificate/Disclosure Fee (with Lien Estoppel)	\$375.00
Working Capital	\$693.00
Resale Trustee/Lender Sale	\$375.00
Lender Questionnaire Fee – Standard	\$200.00
Lender Questionnaire Fee – Custom	\$300.00
Refinance/Lien Estoppel	\$200.00
Update Fee	\$75.00
Rush Fee	\$100.00

8. **Resale Certificates.** Resale Certificates may be requested by contacting the Association c/o CCMC via www.ccmcnet.com. Alternatively, you may contact the Plano office for CCMC at 7800 Dallas Parkway, Suite 450, Plano, TX 75024 or by e-mail address at greggranchhoa@ccmcnet.com.

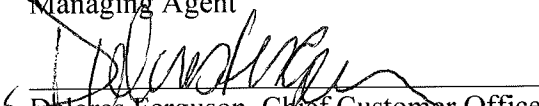
IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed on behalf of the Association in compliance with Section 209.004 of the Texas Property Code and serves to replace all Management Certificates previously filed by the Association.

ASSOCIATION:

**GREGG RANCH
HOMEOWNERS ASSOCIATION,**
a Texas non-profit corporation

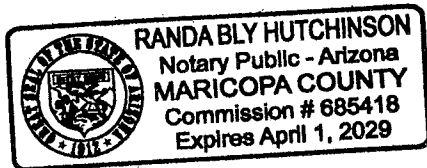
By: Capital Consultants Management
Corporation

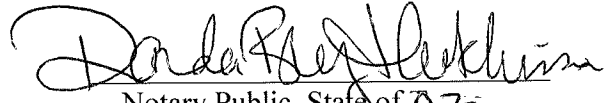
Its: Managing Agent

By: 
Delores Ferguson, Chief Customer Officer

STATE OF ARIZONA §
§
COUNTY OF MARICOPA §

This instrument was acknowledged before me on the (1st) day of September, 2025, by Delores Ferguson, Chief Customer Officer, Capital Consultants Management Corporation, the Managing Agent of Gregg Ranch Homeowners Association, a Texas non-profit corporation.




Notary Public, State of AZ

**THE STATE OF TEXAS
COUNTY OF BURNET**

I hereby certify that this instrument was FILED on the
date and the time stamped hereon by me and was duly
RECORDED in the Records of Burnet County, Texas.

202509276 CERT
09/15/2025 01:53:23 PM Total Fees: \$33.00

Vicinta Stafford, County Clerk
Burnet County, Texas

