

STATE OF TEXAS           §  
  §  
COUNTY OF TARRANT   §

**PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE FOR ELEMENTS AT VIRIDIAN  
HOMEOWNERS ASSOCIATION, INC.**

This MANAGEMENT CERTIFICATE (this “*Certificate*”) is made on behalf of ELEMENTS AT VIRIDIAN HOMEOWNERS ASSOCIATION, INC., a Texas non-profit corporation (the “*Association*”).

WITNESSETH:

**WHEREAS**, that certain Declaration of Covenants, Restrictions and Easements for Elements at Viridian was executed by Viridian Holdings, L.P., a Delaware limited partnership, as Declarant, and filed of record on September 20, 2018, as Document No. D218210017 in the Official Public Records of Tarrant County, Texas, which Declaration, as supplemented or amended (collectively, the “*Declaration*”), 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 Subdivision.** The subdivision is known generally as Viridian, Village 3A, Viridian Village 3B or The Elements at Viridian.

2.     **Name and Mailing Address of the Association.** The name of the Association is the Elements at Viridian Homeowners Association, Inc. The mailing address and other contact information for the Association is 4811 Cypress Thorn Dr., Arlington, TX 76005; telephone 817-494-3251.

3.     **Recording Data for the Subdivision.** The recording data for the plats of the subdivision are Viridian, Village 3A, filed of record on June 29, 2018, as Instrument No. D218143303 of the Plat Records of Tarrant County, Texas, and Viridian, Village 3B, filed of record on December 17, 2021, as Instrument No. D221368177 of the Plat Records of Tarrant County, Texas.

4.     **Recording Data for the Declaration.** The Declaration is recorded as Document No. D218210017 in the Official Public Records of Tarrant County, Texas, as amended or supplemented by those certain instruments recorded in the Official Public Records of Tarrant

County, Texas, to wit: (i) as Document 218201212; (ii) as Document No. D220263359; (ii) as Document No. D222044898; and (iii) as Document No. D222044899.

5. **Name of and Contact Information for the Managing Agent of the Association.** The Association's managing agent is Capital Consultants Management Corporation (CCMC), 7800 N. Dallas Parkway, Suite 450, Plano, TX 75024; telephone 469-246-3500; facsimile 469-246-3501; and email [ccmctx@ccmcnet.com](mailto:ccmctx@ccmcnet.com).

6. **Website.** The Association's website may be found at [www.viridianlife.com](http://www.viridianlife.com).

7. **Fees Due Upon Property Transfer.** Fees charged relating to a property transfer are: (i) \$345.00 as transfer/resale disclosure/estoppel fee; (ii) \$50.00 for resale certificate/estoppel update; (iii) \$100.00 rush fee; (iv) \$50.00 for Lender Questionnaire – Standard; (v) \$150.00 for Lender Questionnaire – Custom; (vi) \$1,000.00 Working Capital/Reserve Fee (\$500 of which goes to VRMA); (vii) Lifestyle Fee not to exceed 0.50% of the gross sales price; and (viii) \$125.00 transfer fee following a trustee sale or foreclosure.

8. **Resale Certificates.** Resale Certificates may be requested by contacting the Association c/o HomeWiseDocs via [www.ccmnet.com](http://www.ccmnet.com) or [www.homewisedocs.com](http://www.homewisedocs.com). The phone number for HomeWiseDocs is (866) 925-5004. Alternatively, you may contact the Arizona office for Capital Consultants Management Corporation at 8360 East Via de Ventura, Building L, Suite 100, Scottsdale, AZ 85258; telephone (480) 921-7500 or facsimile (480) 921-7564.

**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:**

**ELEMENTS AT VIRIDIAN  
HOMEOWNERS ASSOCIATION, INC.**  
a Texas non-profit corporation

By: Capital Consultants Management  
Corporation, its Managing Agent

By:   
Andy Babbitt, Regional President

STATE OF TEXAS       §  
                                  §  
COUNTY OF COLLIN   §

This instrument was acknowledged before me on the 31 day of May, 2022, by Andy Babbitt, President - Central Division of Capital Consultants Management Corporation, the Managing Agent of the Elements at Viridian Homeowners Association, Inc., a Texas non-profit corporation.



*Beth Dizenzo*  
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Notary Public, State of Texas