

**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 COLLIN       §

**PROPERTY OWNERS' ASSOCIATION  
 MANAGEMENT CERTIFICATE  
 FOR  
SOLTERRA COMMUNITY ASSOCIATION, INC.**

This PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE ("*Certificate*") is made on behalf of SOLTERRA COMMUNITY ASSOCIATION, INC., a Texas non-profit corporation ("*Association*").

**WHEREAS**, HC Solterra, LLC, as the Declarant, executed and, on May 28, 2021, filed that certain Community Charter for Solterra, which is recorded as Instrument No. 2021-202100159231 of the Official Public Records of Dallas County, Texas (as supplemented or amended, is referred to herein, collectively, as the "**Charter**"), which 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 name of the subdivision which is the subject of the Declaration is Solterra.

2. **Name and Mailing Address of the Association**. The name of the Association is Solterra Community Association, Inc. and its mailing address is c/o Capital Consultants Management Corporation ("*CCMC*"), 7800 N. Dallas Parkway, Suite 450, Plano, Texas 75024

3. **Recording Data for Subdivision**. The recording date for Solterra is described and depicted on those subdivision plats recorded in the Official Public Records of Dallas County, Texas, as follows:

<b>Subdivision</b>	<b>Recording Date</b>	<b>Document No.</b>
Phase 1A	12/20/2022	2022-202200319278
Phase 1B	01/12/2023	2023-202300007135

Phase 1C	03/06/2023	2023-202300042274
Phase 1D	06/15/2023	2023-202300118328
Phase 1E	06/15/2023	2023-202300118374
Phase 1F	06/15/2023	2023-202300118373
Phase 1G	07/26/2023	2023-202300148153
Phase 1H	02/12/2024	2024-202400028312

4. **Recording Data for the Charter.** The Charter was filed on May 28, 2021, and is recorded as Instrument No. 202100159231 in the Official Public Records of Dallas County, Texas. As of the date of this Management Certificate, the Charter has been amended and supplemented by instruments recorded in the Official Records of Dallas County, Texas as follows:

<b>Amendments to Community Charter for Solterra:</b>	<b>Recording Date</b>	<b>Document No.</b>
First Amendment	12/21/2022	2022-202200320449
Second Amendment	03/14/2023	2023-202300048340
Third Amendment	02/05/2024	2024-202400022660
Fourth Amendment	09/18/2024	2024-202400188730
Fifth Amendment	10/24/2024	2024-202400214851

<b>Supplements to Community Charter for Solterra:</b>	<b>Recording Date</b>	<b>Document No.</b>
Phase 4, Parcel 1	05/28/2021	2021-202100159609
Phases 1A, 1B	01/04/2023	2023-202300002363
Phase 1C	04/26/2023	2023-202300081126
Phases 1D, 1E, 1F	06/23/2023	2023-202300124311
Phases 1G	08/29/2023	2023-202300174530
First Amendment – Phases 1A, 1B	10/17/2023	2023-202300212272
Phase 1H	02/20/2024	2024-202400034439
Phase 2	03/06/2024	2024-202400045642
Phase 2 North, Phase 3, and Phase 4 North	06/04/2024	2024-20240011568

Second Amendment – Phase 1A, 1B	08/06/2024	2024- 202400157491
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The Charter is the "declaration" for the subdivision, as defined in Section 209.002(3) of the Texas Property Code. The Charter sets forth various restrictive covenants, easements, and obligations of property owners in the subdivision; establishes automatic and mandatory membership in the Association for property owners in the subdivision; and authorizes the Association to impose assessments on property in the subdivision, which assessments are the personal obligation of the owner of the assessed property and secured by a lien on the assessed property. The subdivision is subject to expansion as provided in the Charter.

**5. Name 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, Texas 75024, telephone number is (945) 283-4018 (office) and (900) 274-3165 (after hours emergency), and e-mail address is [solterratx@ccmcnet.com](mailto:solterratx@ccmcnet.com).

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

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

**(a) Capitalization Fee.** Pursuant to Section 12.9 of the Charter, the first owner of a Unit (other than the Founder or a Founder Affiliate, as defined in the Charter) shall pay to the Association, upon taking title to the Unit, an amount equal to 30% of the annual Base Assessment per Unit for that year. As of the date of filing this Certificate, the Capitalization Fee is \$375.00.

**(b) Enhancement Fee.** Pursuant to Section 12.11 of the Charter, as amended, an Enhancement Fee shall be charged upon the transfer of title to a Unit in the Subdivision and is payable at closing (except those transfers exempted under Section 12.11(d)), to be used by the Association for purposes described in that section. As of the date of filing this Certificate, the Enhancement Fee for the initial transfer by a builder of a Unit improved by a dwelling is \$500.00, and the Enhancement Fee for all other non-exempt transfers of a Unit is one-fourth of one percent (0.25%) of the gross sales price of a Unit, as defined in Section 12.11 of the Charter.

**(c) Resale Certificate Fee.** Pursuant to Section 7.5 of the Charter, the Association may charge a reasonable fee to prepare and deliver a Resale Certificate and accompanying information, as well as any update to such Resale Certificate. As of the date of filing this Certificate, the fee for issuance of an initial Resale Certificate and any accompanying information is \$375.00 and the fee for updates is \$75.00. The fee for issuance of Resale Certificate upon initial transfer from the Developer to a Builder is \$50.00. Responding to requests for information related to a refinance or issuance of an estoppel is \$200.00.

**(d) Administrative Fee.** Pursuant to Section 7.1 of the Charter, the Association may charge a reasonable administrative fee in such amount as the Board may determine necessary

to cover the costs the Association incurs to update the Association's records to reflect the change in ownership. As of the date of filing this Certificate, such administrative fee is: \$375.00 Homeowner Setup/Unit Transfer and \$50.00 Developer to Builder Transfer.

(e) **Lender Questionnaires.** There are costs involved in responding to questionnaires promulgated and requested by lenders as part of the underwriting process. For standard questionnaires, the cost is \$200.00. For custom questionnaires, the cost is \$300.00.

## 8. Additional Information.

(a) **Notice of Transfer of Title.** A person intending to transfer title to a home in Solterra must give the Association at least seven days' prior written notice of the name and address of the purchaser or transferee, the date of such transfer of title, and such other information as the Board may reasonably require.

(b) **Lease, Occupancy and Use.** The leasing and occupancy of property in Solterra and the advertising or use thereof for short-term lodging and business activities is restricted as provided in Article 7 of the Charter.

(c) **Architectural Controls.** All lots and homes in Solterra are subject to architectural control provisions set forth in Article 5 of the Charter, which require compliance with design and aesthetic standards ("**Architectural Guidelines**") and prior approval for modifications to the exterior of homes and lots, including installation and removal of trees and landscaping, accessory structures, decorative items, fences, pools, and sports and play equipment, among other things.

(d) **Compliance and Sanctions.** All owners, tenants, and occupants of homes in Solterra must comply with the Charter, the Association's Rules, Architectural Guidelines, and other Association documents. Failure to do so may result in monetary fines, suspension of rights to use the Association's common areas and amenities, and other sanctions as described in the Charter.

The above information is provided to draw attention to certain key provisions of the Charter but is not exhaustive and is not a substitute for careful reading of the Charter or its exhibits. Every purchaser, owner and occupant of property in Solterra is responsible for reading and familiarizing themselves with the Charter and its exhibits and is responsible for their own compliance as well as compliance by the occupants of their property and their guests.


This Management Certificate does not identify every publicly recorded document affecting Solterra. It is intended to identify the subdivision and provide basic information regarding the Association and its governing documents and its management company and should not be relied upon for any other purpose.

The Association has caused this Certificate to be executed by the undersigned as its authorized representative this \_\_\_\_ day of February, 2025.

**ASSOCIATION:**

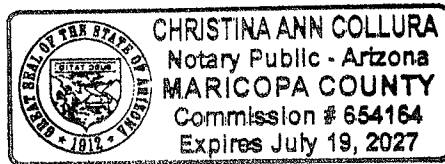
**SOLTERRA COMMUNITY ASSOCIATION,  
INC.,** a Texas non-profit corporation


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 this 28<sup>th</sup> day of February, 2025, by Delores Ferguson, Chief Customer Officer of Capital Consultants Management Corporation, the Managing Agent of SOLTERRA COMMUNITY ASSOCIATION, INC., a Texas non-profit corporation.



  
Notary Public, State of Arizona



**Collin County  
Honorable Stacey Kemp  
Collin County Clerk**

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**Instrument Number:** 2025000024839

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: March 05, 2025 09:47 AM

Number of Pages: 7

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**" Examined and Charged as Follows: "**

Total Recording: \$45.00

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**\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\***

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.

**File Information:**

Document Number: 2025000024839  
Receipt Number: 20250303000879  
Recorded Date/Time: March 05, 2025 09:47 AM  
User: Cathy L  
Station: Station 5

**Record and Return To:**

CSC



**STATE OF TEXAS  
COUNTY OF COLLIN**

**I hereby certify that this Instrument was FILED In the File Number sequence on the date/time  
printed hereon, and was duly RECORDED in the Official Public Records of Collin County, Texas.**

Honorable Stacey Kemp  
Collin County Clerk  
Collin County, TX