

AFTER RECORDING, PLEASE 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 ROCKWALL §

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
FOR
SONOMA VERDE HOMEOWNERS ASSOCIATION INC.**

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

W I T N E S S E T H :

WHEREAS, MC 550 Investors, L.P., a Texas limited partnership, as Declarant, executed and previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for Sonoma Verde, recorded on May 22, 2014, as Instrument No. 20140000006838 in the Official Public Records of Rockwall County, Texas ("*Declaration*") as supplemented or amended, is incorporated herein for all purposes.

WHEREAS, MC 550 Investors, L.P., as predecessor, succeeded to Land Solutions SV LLC., a Delaware limited liability company ("*Declarant*"), all its rights as Declarant pursuant to that certain Assignment and Assumption of Declarant Rights filed on August 20, 2018, as Instrument No. 20180000014978, filed in the Official Public Records of Rockwall County, Texas.

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 Sonoma Verde - Phase 1, Phase 1B, Phase 1C, Phase 2A, Phase 2B, and Phase 2C.
2. **Name and Mailing Address of the Association.** The name of the Association is Sonoma Verde Homeowners Association, Inc., a Texas non-profit corporation, and its mailing

address is c/o Capital Consultant Management Company ("CCMC"), 7800 N. Dallas Parkway, Suite 450, Plano, Texas 75024.

3. **Recording Data for the Subdivision.** The recording data for the subdivision includes the plats recorded as Instrument No. 20040000005007, Instrument No. 20140000009577, Instrument No. 20160000010477, Instrument No. 20170000019231, Instrument No. 20190000016488, and Instrument No. 20190000013333, including replats and amended plats thereto, in the Plat/Map Records, Rockwall County, Texas.

4. **Recording Data for the Declaration.** The recording data for the Declaration is Instrument No. 20140000006838, along with those certain Amendments filed as Instrument No. 20180000014910, Instrument No. 20190000004018; and those certain Supplemental Declarations recorded as Instrument No. 20190000014953, Instrument No. 20160000009845, Instrument No. 20170000020358, Instrument No. 20230000000575, and any and all amendments and supplements recorded in the Official Public Records of Rockwall County, Texas.

5. **Name and Contact Information for the Association or the Managing Agent of the Association.** The Association's management agent is c/o Capital Consultant Management Company (CCMC), 7800 N. Dallas Parkway, Suite 450, Plano, Texas 75024, telephone number (469) 246-3500, fax number (469) 246-3501, and email address ccmctx@ccmcnet.com.

6. **Website.** The Association's website may be found at www.sonomaverdeassociation.com and www.ccmcnct.com.

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

- a. Transfer Fee Following Trustee/Lender Sale: \$125.00 per transaction.
- b. Refinance/Lien Estoppel: \$50.00 per transaction.
- c. Transfer/Resale Disclosure/Lien Estoppel: \$345.00 per package (\$50.00 fee for developer to builder transfer).
- d. Resale/Lien Estoppel Update: \$50.00 per update.

8. **Resale Certificates and Other Information:** Resale Certificates and other information may be requested by contacting the Association c/o HomeWiseDocs via www.ccmcnct.com or www.homewisedocs.com. The telephone number for HomeWiseDocs is (866) 925-5004. Alternatively, you may contact the Arizona office for CCMC at 8360 East Via de Ventura, Building L, Suite 100, Scottsdale, Arizona 85258; telephone number (480) 921-7500 or fax number (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. This Certificate shall serve to take the place of all Management Certificates previously filed on behalf of the Association.

ASSOCIATION:

**SONOMA VERDE
HOMEOWNERS ASSOCIATION INC.,
a Texas non-profit corporation**

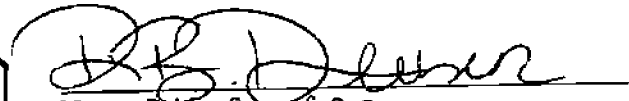
By: Capital Consultants Management Corporation,
Its: Managing Agent

By: 
Delores Ferguson, Chief Customer Officer

STATE OF Arizona §
§
COUNTY OF Maricopa §

This instrument was acknowledged before me on this the 30th day of January, 2023, by Delores Ferguson, Chief Customer Officer with Capital Consultants Management Corporation, the Managing Agent of Sonoma Verde Homeowners Association Inc., a Texas non-profit corporation.




Notary Public, State of Arizona

Electronically Filed and Recorded
Official Public Records
Jennifer Fogg, County Clerk
Rockwall County, Texas
01/30/2023 12:47:09 PM
Fee: \$34.00
20230000001344



