

RP-2025-441968  
11/06/2025 ER \$45.00



THE TRAILS

**THE TRAILS COMMUNITY ASSOCIATION, INC.**  
**MANAGEMENT CERTIFICATE**

THE STATE OF TEXAS §  
COUNTIES OF HARRIS, MONTGOMERY AND LIBERTY §

The undersigned, being the Managing Agent for The Trails 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 The Trails.
2. Name of Association: The name of the Association is The Trails Community Association, Inc.
3. Recording Data for the Subdivision:
  - a. Trails Section 1, a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 701950 of the Map Records of Harris County, Texas, and all amendments to or replats of said maps or plats, if any;
  - b. Trails Section 2, a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 701953 of the Map Records of Harris County, Texas, and all amendments to or replats of said maps or plats, if any;
  - c. Trails Section 3, a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 703248 of the Map Records of Harris County, Texas, and all amendments to or replats of said maps or plats, if any;
  - d. Trails Section 4, a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 703251 of the Map Records of Harris County, Texas, and all amendments to or replats of said maps or plats, if any.

- e. Trails Section 7, a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 713115 of the Map Records of Harris County, Texas, and all amendments to or replats of said maps or plats, if any.
- f. Trails Section 8, a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 713118 of the Map Records of Harris County, Texas, and all amendments to or replats of said maps or plats, if any.
- g. Trails Section 9, a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 713433 of the Map Records of Harris County, Texas, and all amendments to or replats of said maps or plats, if any.

4. Recording Data for the Declaration:\*

a. Documents:

- (1) Declaration of Covenants, Conditions, and Restrictions for The Trails (Residential Property).
- (2) Supplemental Amendment to the Declaration of Covenants, Conditions, and Restrictions for The Trails (Residential Property) Section 7.
- (3) Supplemental Amendment to the Declaration of Covenants, Conditions, and Restrictions for The Trails (Residential Property) Section 8.
- (4) Supplemental Amendment to the Declaration of Covenants, Conditions, and Restrictions for The Trails (Residential Property) Section 9.

b. Recording Information:

- (1) Harris County Clerk's File No. RP-2023-331311, Montgomery County Clerk's File No. 2023082089 and Liberty County Clerk's File No. 2023034384.
- (2) Harris County Clerk's File No. RP-2025-392416.
- (3) Harris County Clerk's File No. RP-2025-392417.
- (4) Harris County Clerk's File No. RP-2025-426998.

5. Name and Mailing Address of the Association: The name and mailing address of the Association is The Trails Community Association, Inc. c/o Capital Consultants Management Corporation (CCMC), 7800 N. Dallas Parkway, Suite 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, Suite 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: <https://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 (\$50.00 per lot for Developer to Builder)
Resale Disclosure Update Fee	\$75.00
No Title Sale	\$375.00
Resale Trustee/Lender Sale	\$125.00
Lender Questionnaire Fee – Standard	\$200.00
Lender Questionnaire Fee – Custom	\$300.00
Refinance/Lien Estoppel	\$200.00
Rush Fee	\$100.00
Capitalization Fee [Declaration Article XV, Section D]	Each person or entity acquiring title to a Lot agrees to pay to the Association a Capitalization Fee in an amount equal to 100% of the then-current Annual Assessment rate plus 100% of the then-current Service Area Assessment (if applicable). Notwithstanding the foregoing, the Capitalization Fee for a Builder acquiring title to a Lot is an amount equal to 50% of the then-current Annual Assessment rate plus 50% of the then-current Service Area Assessment (if applicable). Some exemptions apply. The Capitalization Fee must be verified with the Association.

Executed on this 5<sup>th</sup> day of November, 2025.

**THE TRAILS COMMUNITY ASSOCIATION,  
INC., a Texas nonprofit corporation**

By: Capital Consultants Management Corporation,  
Managing Agent

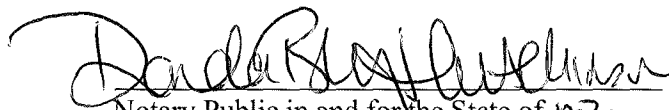
By:   
Delores Ferguson, Chief Customer Officer

\*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 5<sup>th</sup> day of November, 2025 personally appeared Delores Ferguson, the Chief Customer Officer of Capital Consultants Management Corporation, Managing Agent for The Trails 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.



  
Notary Public in and for the State of AZ

RP-2025-441968

**THE STATE OF TEXAS  
COUNTY OF LIBERTY**

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 Liberty County, Texas.

2025037949 CERT

11/06/2025 11:47:29 AM Total Fees: \$37.00



Lee Haidusek Chambers, County Clerk  
Liberty County, Texas

RP-2025-441968

E-FILED FOR RECORD

11/06/2025 12:41PM



*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.

11/06/2025



*L. Brandon Steinmann*

County Clerk,  
Montgomery County, Texas

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# Pages 7  
11/06/2025 01:30 PM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
COUNTY CLERK  
Fees \$45.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically  
and any blackouts, additions or changes were present  
at the time the instrument was filed and recorded.

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.  
THE STATE OF TEXAS  
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in  
File Number Sequence on the date and at the time stamped  
hereon by me; and was duly RECORDED in the Official  
Public Records of Real Property of Harris County, Texas.



*Teneshia Hudspeth*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS

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