

STATE OF TEXAS §
 §
COUNTY OF TARRANT §

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE FOR
VIRIDIAN RESIDENTIAL ASSOCIATION, INC.**

This MANAGEMENT CERTIFICATE (this "*Certificate*") is made on behalf of the VIRIDIAN RESIDENTIAL ASSOOCIATION, INC., a Texas non-profit corporation (the "*Association*").

W I T N E S S E T H :

WHEREAS, HC LOBF Arlington, LLC, a Texas limited liability company, in its capacity as Landowner, executed and previously placed of record that certain Community Charter for Viridian Residential Properties, filed of record on May 2, 2012, and recorded as Document No. D212104762 in the Official Public Records of Tarrant 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 subdivisions which are the subject of the Declaration is Viridian - Village 1A, Village 1A1, Village 1A2, Village 1B, Village 1C-1, Village 1C-2, Village 1E1-A, Village 1E1B, Village 1E-2, Village 1E-3, Village 1G, Village 1B TH, Village 1B Mews, Village 1B-1C1 VMMD, Village 1D, Village 1-E1B, Village 1E-3 TH, Village 1F TH, Village 1F, Village 2F, Village 1G TH, Village 1K Island, Village 2A, Village 2A VMMD, Village 2C, Village 2B, Village 2D, Village North, and Village 20, Village 3A, Village 3B, Collins West, Collins East 1L, Village 1L Lakeside PH 1.

2. **Name and Mailing Address of the Association.** The name of the Association is Viridian Residential Association, Inc. The mailing address and other contact information for the Association is 1200 Viridian Park Lane Bldg. A, Arlington, TX 76005; telephone 817-494-8598.

3. **Recording Data for the Subdivision.** The recording data for the subdivision are those certain maps or plats for the Viridian planned unit development in the City of Arlington, Tarrant County, Texas, recorded in the Official Public Records of Tarrant County, Texas as

follows: (i) Village 1A Plat recorded as Document No. D211082802, as modified by Amended Plat recorded as Document No. D212094419; (ii) Village 1A2 Plat recorded as Document No. D2132526211; (iii) Village 1B Plat recorded as Document No. D212293489; (iv) Village 1C-1 Plat recorded as Document No. D212313248; (v) Village 1C-2 Plat recorded as Document No. D213248742; (vi) Village 1A1 Plat recorded as Document No. D213256211; (vii) Village 1D Plat recorded as Document No. D216183676; (viii) Village 1E-1A Plat recorded as Document No. D214136088, as modified by Amended Plat recorded as Document No. D215030197; (ix) Village 1E-1B Plat recorded as Document No. D215030155; (x) Village 1E-2 Plat recorded as Document No. D215030197; (xi) Village 1E-3 Plat recorded as Document No. D215219548; (xii) Village 1F Plat recorded as Document No. D216146137; (xiii) Village 1G Plat recorded as Document No. D215256672; (xiv) Village 2A Plat recorded as Document No. D21629195; (xv) Village 1B TH Plat recorded as Document No. D213075490; (xvi) Village 1B Mews Plat recorded as Document No. D213075490; (xvii) Village 1B-1C1 VMMD Plat recorded as Document No. D213675490; (xviii) Village 1E3 TH Plat recorded as Document No. D215071016; (xix) Village 1-E1B Plat recorded as Document No. D215071015; (xx) Village 1F TH Plat recorded as Document No. D216251633; (xxi) Village 1G TH Plat recorded as Document No. D216069489; (xxii) Village 1K Island Plat recorded as Document No. D220132828; (xxiii) Village 2A Plat recorded as Document No. D216295704; (xxiv) Village 2A VMMD Plat recorded as Document No. D216264470; (xxv) Village 2C Plat recorded as Document No. D219149022; (xxvi) Village 2B Plat recorded as Document No. D218069657; (xxvii) Viridian Village North Plats recorded as: Document No. D219109158, as Document No. D221058405, as Document No. D221121555, as Document No. D219096723, as Document No. D221121554, and as Document No. D221011486; (xxviii) Viridian Village 20 Plat recorded as Document No. 221021449; (xxix) Village 2F Plat recorded as Document No. D217221110; (xxx) Village 3A Plat recorded as Document No. D218143303; (xxxi) Village 3B Plat recorded as Document No. D221368177; (xxxii) Collins West Plat recorded as Document No. D222071854; (xxxiii) Collins East 1L Plat recorded as Document No. D222222620; and (xxxiv) Village 1L Lakeside PH 1 Plat recorded as Document No. D222071854.

4. **Recording Data for the Declaration.** The recording data for the Community Charter is Document No. D212104762, as supplemented and amended by instruments recorded in the Official Public Records of Tarrant County, Texas, to wit: (i) Document No. D214008250; (ii) Document No. 213274268; (iii) Document No. Document; (iv) No. D214146839; (v) Document No. 213077039; (vi) Document No. 2130770387; (vii) Document No. D2130770038; (viii) Document No. D213274271; (ix) Document No. D21374269; (x) Document No. D213274270; (xi) Document No. 215071014; (xii) Document No. D215071015; (xiii) Document No. D215071018; (xiv) Document No. D215071016; (xv) Document No. 2015071017; (xvi) Document No. D213274260; (xvii) Document No. D216036992; (xviii) Document D216191375; (xix) Document No. D216035989; (xx) Document No. 216056836; (xxi) Document No. D216191375; (xxii) Document No. D216069489; (xxiii) Document No. 216251633; (xxiv) Document No. 216264470; (xxv) Document D216295704; (xxvi) Document No. 216257379; (xxvii) Document No. 216295704; (xxviii) Document No. D218076223; and (xxix) as Document No. D220135823.

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.

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

7. **Fees Due Upon Property Transfer.** Fees charged relating to a property transfer are: (i) \$375.00 transfer/resale disclosure; (ii) \$150.00 Refinance/Lien Estoppel (iii) \$75.00 for resale certificate/estoppel update; (iv) \$100.00 rush fee; (v) \$200.00 for Lender Questionnaire – Standard; (vi) \$300.00 for Lender Questionnaire – Custom; (vii) \$1,000.00 Working Capital/Reserve Fee; (viii) Lifestyle Fee not to exceed 0.50% of the gross sales price; (ix) \$375.00 for Resale Trustee/Lender Sale.

8. **Resale Certificates.** Resale Certificates may be requested by contacting the Association c/o HomeWiseDocs via www.ccmcnnet.com or 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.

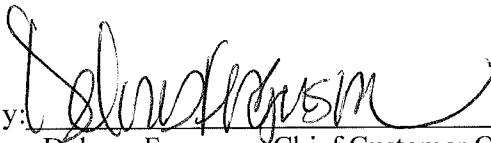
IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed on behalf of the Association in compliance with Section 209.004 of the Texas Property Code, and serves to replace all Management Certificates previously filed by the Association.

ASSOCIATION:

**VIRIDIAN RESIDENTIAL
ASSOCIATION, INC.**

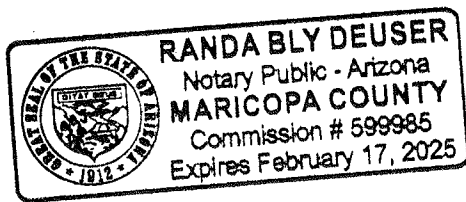
a Texas non-profit corporation

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 the 23rd day of September, 2024, by Delores Ferguson, Chief Customer Officer, Capital Consultants Management Corporation, the Managing Agent of Viridian Residential Association, Inc., a Texas non-profit corporation.



Randa Bly Deuser
Notary Public, State of Arizona
Randa Bly Deuser