

PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
for
THE GRAND CENTRAL PARK RESIDENTIAL ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
COUNTY OF MONTGOMERY §

The undersigned, being the Managing Agent for The Grand Central Park Residential Association, Inc., a non-profit corporation ("**Association**") organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code which supersedes any prior Management Certificate filed by the Association:

1. Name of Subdivision: The name of the subdivision is Grand Central Park.
2. Name of Association: The name of the Association is The Grand Central Park Residential Association, Inc.
3. Recording Data for the Subdivision:
 - a. 0.0574 acres of land as described by metes and bounds on Exhibit "A" attached to the "Third Amended and Restated Declaration of Covenants, Conditions and Restrictions for The Grand Central Park (Residential Property) recorded in the Official Public Records of Real Property of Montgomery County, Texas under Clerk's File No. 2021104094 (which said Exhibit "A" is incorporated herein by reference).
 - b. Grand Central Park, Section One (1), a subdivision in Montgomery County, Texas according to the map or plat thereof recorded under Clerk's File No. 2016-032269 of the Map Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.
 - c. Grand Central Park, Section Two (2), a subdivision in Montgomery County, Texas according to the map or plat thereof recorded under Clerk's File No. 2016-033208 of the Map Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.
 - d. Grand Central Park, Section Three (3), a subdivision in Montgomery County, Texas according to the map or plat thereof recorded under Clerk's File No. 2016-033435 of the Map Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.

- e. Grand Central Park, Section Four (4), a subdivision in Montgomery County, Texas according to the map or plat thereof recorded under Clerk's File No. 2016-033439 of the Map Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.
- f. Grand Central Park, Section 4A, Partial Replat, a subdivision in Montgomery County, Texas according to the map or plat thereof recorded under Clerk's File No. 2018003529 of the Map Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.
- g. Grand Central Park, Section Five (5), a subdivision in Montgomery County, Texas according to the map or plat thereof recorded in Cabinet Z, Sheets 3888-3893 and under Clerk's File No. 2016049025 and -033439 of the Map Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.
- h. Grand Central Park, Section Six (6), a subdivision in Montgomery County, Texas according to the map or plat thereof recorded under Clerk's File No. 2016-033447 of the Map Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.
- i. Grand Central Park, Section Seven (7), a subdivision in Montgomery County, Texas according to the map or plat thereof recorded under Clerk's File No. 2017085507 of the Map Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.
- j. Grand Central Park, Section Eight (8), a subdivision in Montgomery County, Texas according to the map or plat thereof recorded under Clerk's File No. 2017085504 of the Map Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.
- k. Grand Central Park, Section Nine (9), a subdivision in Montgomery County, Texas according to the map or plat thereof recorded under Clerk's File No. 2017086506 of the Map Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.
- l. Grand Central Park, Section Ten (10), a subdivision in Montgomery County, Texas according to the map or plat thereof recorded under Clerk's File No. 2018071571 of the Map Records of Montgomery

County, Texas and all amendments to or replats of said maps or plats, if any.

- m. Grand Central Park, Section Eleven (11), a subdivision in Montgomery County, Texas according to the map or plat thereof recorded under Clerk's File No. 2018071680 of the Map Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.
- n. Grand Central Park, Section Twelve (12), a subdivision in Montgomery County, Texas according to the map or plat thereof recorded under Clerk's File No. 2018070530 of the Map Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.
- o. Amending Plat No. 1 for Grand Central Park, Section Thirteen (13), a subdivision in Montgomery County, Texas according to the map or plat thereof recorded under Clerk's File No. 2019112819 of the Map Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.
- p. Grand Central Park, Section Fourteen (14), a subdivision in Montgomery County, Texas according to the map or plat thereof recorded under Clerk's File No. 2019114318 of the Map Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.
- q. Grand Central Park, Section Fifteen (15), a subdivision in Montgomery County, Texas according to the map or plat thereof recorded under Clerk's File No. 2019115402 of the Map Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.
- r. Grand Central Park, Section Sixteen (16), a subdivision in Montgomery County, Texas according to the map or plat thereof recorded under Clerk's File No. 2019116772 of the Map Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.
- s. Grand Central Park, Section Seventeen (17), a subdivision in Montgomery County, Texas according to the map or plat thereof recorded under Clerk's File No. 2020013104 of the Map Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.
- t. Grand Central Park, Section Eighteen (18), a subdivision in Montgomery County, Texas according to the map or plat thereof

recorded under Clerk's File No. 202003172 of the Map Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.

- u. Grand Central Park, Section Nineteen (19), a subdivision in Montgomery County, Texas according to the map or plat thereof recorded under Clerk's File No. 2020007873 of the Map Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.
- v. Grand Central Park, Section Twenty (20), a subdivision in Montgomery County, Texas according to the map or plat thereof recorded under Clerk's File No. 2020100879 of the Map Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.
- w. Grand Central Park, Section Twenty-One (21), a subdivision in Montgomery County, Texas according to the map or plat thereof recorded under Clerk's File No. 2020134808 of the Map Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.
- x. Grand Central Park, Section Twenty-Two (22), a subdivision in Montgomery County, Texas according to the map or plat thereof recorded under Clerk's File No. 2021029751 of the Map Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.
- y. Grand Central Park, Section Twenty-Three (23), a subdivision in Montgomery County, Texas according to the map or plat thereof recorded under Clerk's File No. 2021132728 of the Map Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.
- z. Grand Central Park, Section Twenty-Four (24), a subdivision in Montgomery County, Texas according to the map or plat thereof recorded under Clerk's File No. 2022013365 of the Map Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.
- aa. Grand Central Park, Section Twenty-Five (25), a subdivision in Montgomery County, Texas according to the map or plat thereof recorded under Clerk's File No. 2022058083 of the Map Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.

- bb. Grand Central Park, Section Twenty-Six (26), a subdivision in Montgomery County, Texas according to the map or plat thereof recorded under Clerk's File No. 20220614166 of the Map Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.
- cc. Grand Central Park, Section Twenty-Seven (27), a subdivision in Montgomery County, Texas according to the map or plat thereof recorded under Clerk's File No. 2022123498 of the Map Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.
- dd. Grand Central Park, Section Twenty-Eight (28), a subdivision in Montgomery County, Texas according to the map or plat thereof recorded under Clerk's File No. 2023093141 of the Map Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.
- ee. Grand Central Park, Section Twenty-Nine (29), a subdivision in Montgomery County, Texas according to the map or plat thereof recorded under Clerk's File No. 2024104949 of the Map Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.
- ff. Grand Central Park, Section Thirty (30), a subdivision in Montgomery County, Texas according to the map or plat thereof recorded under Clerk's File No. 2023099298 of the Map Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.
- gg. Grand Central Park, Section Thirty-One (31), a subdivision in Montgomery County, Texas according to the map or plat thereof recorded under Clerk's File No. 2023104860 of the Map Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.
- hh. Grand Central Park, Section Thirty-Two (32), a subdivision in Montgomery County, Texas according to the map or plat thereof recorded under Clerk's File No. 2023103381 of the Map Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.
- ii. Grand Central Park, Section Thirty-Three (33), a subdivision in Montgomery County, Texas according to the map or plat thereof recorded under Clerk's File No. 2024106582 of the Map Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.

- jj. Grand Central Park, Section Thirty-Five (35), a subdivision in Montgomery County, Texas according to the map or plat thereof recorded under Clerk's File No. 2024125216 of the Map Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.
 - kk. Grand Central Park, Section Thirty-Five (35) Replat No. 1, a subdivision in Montgomery County, Texas according to the map or plat thereof recorded under Clerk's File No. 2025022644 of the Map Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.
 - ll. Grand Central Park, Section Thirty-Six (36), a subdivision in Montgomery County, Texas according to the map or plat thereof recorded under Clerk's File No. 2024127524 of the Map Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.
 - mm. Grand Central Park, Section Thirty-Six (36) Replat No. 1, a subdivision in Montgomery County, Texas according to the map or plat thereof recorded under Clerk's File No. 2025022648 of the Map Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.
 - nn. Grand Central Park, Section Thirty-Seven (37), a subdivision in Montgomery County, Texas according to the map or plat thereof recorded under Clerk's File No. 2025011944 of the Map Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.
4. Recording Data for the Declaration:* Please see the attached chart.
5. Name and Mailing Address of the Association: The name and mailing address of the Association is The Grand Central Park Residential Association, Inc. c/o Capital Consultants Management Corporation (CCMC), 7800 N. Dallas Parkway, Suite 450, Plano, Texas 75024.
6. The 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 No.: 469.246.3500. Email Address: grandcentralparktx@ccmcnet.com.
7. The Association's Dedicatory Instruments are Available to Members Online at: www.gcprai.com.

8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

Description	Fee
Resale Disclosure and Lien Estoppel Fee	\$ 375.00
Resale Certificate Update	\$ 75.00
Resale Disclosure Update	\$ 75.00
No Title Sale	\$ 125.00
Resale Trustee/Lender Sale	\$ 125.00
Lender Questionnaire Fee-Standard	\$ 200.00
Lender Questionnaire Fee-Custom	\$ 300.00
Refinance/Lien Estoppel Update	\$ 75.00
Rush Fee	\$ 100.00
Foundation Fee	Foundation Fee is based on the "Completed Gross Selling Price" or "Builder Gross Selling Price" of a Lot (as described in detail in the Grand Central Park Residential Declaration). The current Foundation Fee is 0.25% of the Builder Gross Selling Price or 0.50% of the Completed Gross Selling Price of the Lot, depending on the type of entity transferring title to the Lot. Some variations and exemptions apply.
Capitalization Fee	Capitalization Fee is equal to 100% of the then-current Annual Assessment. The Capitalization Fee for 2025 is \$1,180.00. Some exemptions apply. For future years, the Capitalization Fee amount must be confirmed with the Association.

Executed on this 1st day of May, 2025.

**THE GRAND CENTRAL PARK RESIDENTIAL
ASSOCIATION, INC.**

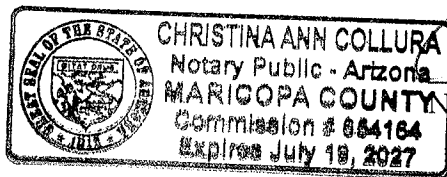
By: Capital Consultants Management Corporation,
Managing Agent

By: [Signature]
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 1st day of MAY, 2025 personally appeared Delores Ferguson, Chief Customer Officer for Capital Consultants Management Corporation, Managing Agent for The Grand Central Park Residential 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.



[Signature]
Notary Public in and for the State of ARIZONA

RECORDING DATA FOR THE DECLARATION

Document	Montgomery County Clerk's File No.
Third Amended and Restated Declaration of Covenants, Conditions and Restrictions for The Grand Central Park (Residential Property)	2021104094
Certificate of Termination of Third Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Grand Creeks Townhomes	2024077825
Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Grand Central Park (Residential Property) Section 1	2016045493
Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Grand Central Park (Residential Property) Section 2	2016041990
Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Grand Central Park (Residential Property) Section 3	2016045494
First Amended and Restated Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Grand Central Park (Residential Property) Section 4	2018021804
First Amended and Restated Supplemental Amendment to the Third Amended and Restated Declaration of Covenants, Conditions and Restrictions for Grand Central Park (Residential Property) Section 5	2021150713
Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Grand Central Park (Residential Property) Section 6	2016045496
Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for	2017091853

Grand Central Park (Residential Property) Section 7	
Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Grand Central Park (Residential Property) Section 8	2017094063
Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Grand Central Park (Residential Property) Section 9	2017105500
Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Grand Central Park (Residential Property) Section 10	2018096378
Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Grand Central Park (Residential Property) Section 11	2018096379
Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Grand Central Park (Residential Property) Section 12	2018096380
Supplemental Amendment to the First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Grand Central Park (Residential Property) Section 13	2019114797
Supplemental Amendment to the First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Grand Central Park (Residential Property) Section 14	2019116640
Supplemental Amendment to the First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Grand Central Park (Residential Property) Section 15	2019117538
Supplemental Amendment to the First Amended and Restated Declaration of	2019117571

Covenants, Conditions and Restrictions for Grand Central Park (Residential Property) Section 16	
Supplemental Amendment to the First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Grand Central Park (Residential Property) Section 17	2020021534
Supplemental Amendment to the First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Grand Central Park (Residential Property) Section 18	2020009339
Supplemental Amendment to the First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Grand Central Park (Residential Property) Section 19	2020021535
Supplemental Amendment to the First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Grand Central Park (Residential Property) Section 20	2020122633
Supplemental Amendment to the Second Amended and Restated Declaration of Covenants, Conditions and Restrictions for Grand Central Park (Residential Property) Section 21	2021026951
Supplemental Amendment to the Second Amended and Restated Declaration of Covenants, Conditions and Restrictions for Grand Central Park (Residential Property) Section 22	2021049521
Supplemental Amendment to the Third Amended and Restated Declaration of Covenants, Conditions and Restrictions for Grand Central Park (Residential Property) Section 23	2021160471
Supplemental Amendment to the Third Amended and Restated Declaration of	2022019157

Covenants, Conditions and Restrictions for Grand Central Park (Residential Property) Section 24	
Supplemental Amendment to the Third Amended and Restated Declaration of Covenants, Conditions and Restrictions for Grand Central Park (Residential Property) Section 25	2022066893
Supplemental Amendment to the Third Amended and Restated Declaration of Covenants, Conditions and Restrictions for Grand Central Park (Residential Property) Section 26	2022086958
Supplemental Amendment to the Third Amended and Restated Declaration of Covenants, Conditions and Restrictions for Grand Central Park (Residential Property) Section 27	2022129900
Supplemental Amendment to the Third Amended and Restated Declaration of Covenants, Conditions and Restrictions for Grand Central Park (Residential Property) Section 28	2023097177
Supplemental Amendment to the Third Amended and Restated Declaration of Covenants, Conditions and Restrictions for Grand Central Park (Residential Property) Section 29	2024109857
Supplemental Amendment to the Third Amended and Restated Declaration of Covenants, Conditions and Restrictions for Grand Central Park (Residential Property) Section 30	2023102872
Supplemental Amendment to the Third Amended and Restated Declaration of Covenants, Conditions and Restrictions for Grand Central Park (Residential Property) Section 31	2023114593
Supplemental Amendment to the Third Amended and Restated Declaration of	2023114175

Covenants, Conditions and Restrictions for Grand Central Park (Residential Property) Section 32	
Supplemental Amendment to the Third Amended and Restated Declaration of Covenants, Conditions and Restrictions for Grand Central Park (Residential Property) Section 33	2024109858
Supplemental Amendment to the Third Amended and Restated Declaration of Covenants, Conditions and Restrictions for Grand Central Park (Residential Property) Section 35	2024126968
Supplemental Amendment to the Third Amended and Restated Declaration of Covenants, Conditions and Restrictions for Grand Central Park (Residential Property) Section 36	2024129699
Supplemental Amendment to the Third Amended and Restated Declaration of Covenants, Conditions and Restrictions for Grand Central Park (Residential Property) Section 37	2025017676

E-FILED FOR RECORD

05/02/2025 04:16PM



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.

05/02/2025



L. Brandon Steinmann

County Clerk,
Montgomery County, Texas