

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE**
for
TRINITY FALLS MASTER COMMUNITY, INC.

THE STATE OF TEXAS §
 §
COUNTY OF COLLIN §

The undersigned, being the Managing Agent for Trinity Falls Master Community, 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 Trinity Falls.
2. Name of Association: The name of the Association is Trinity Falls Master Community, Inc.
3. Recording Data for the Subdivision:
 - a. Property as described by metes and bounds on Exhibit "A" attached to the "Trinity Falls Master Covenant" recorded in the Official Public Records of Real Property of Collin County, Texas under Clerk's File No. 20140227000182820 (which said Exhibit "A" is incorporated herein by reference).
 - b. Trinity Falls, Planning Unit 1 Phase 1A, a subdivision in Collin County, Texas according to the map or plat thereof recorded in Volume 2014, Page 193 of the Plat Records of Collin County, Texas and all amendments to or replats of said maps or plats, if any.
 - c. Trinity Falls, Planning Unit 1 Phase 1B, a subdivision in Collin County, Texas according to the map or plat thereof recorded in Volume 2014, Page 514 of the Plat Records of Collin County, Texas and all amendments to or replats of said maps or plats, if any.
 - d. Trinity Falls, Planning Unit 1 Phase 1C, a subdivision in Collin County, Texas according to the map or plat thereof recorded in Volume 2018, Page 737 of the Plat Records of Collin County, Texas and all amendments to or replats of said maps or plats, if any.
 - e. Trinity Falls, Planning Unit 1 Phase 2A, a subdivision in Collin County, Texas according to the map or plat thereof recorded in Volume 2015, Page 26 of the Plat Records of Collin County, Texas and all amendments to or replats of said maps or plats, if any.

- f. Trinity Falls, Planning Unit 1 Phase 2B, a subdivision in Collin County, Texas according to the map or plat thereof recorded in Volume 2015, Page 193 of the Plat Records of Collin County, Texas and all amendments to or replats of said maps or plats, if any.
- g. Trinity Falls, Planning Unit 1 Phase 2C, a subdivision in Collin County, Texas according to the map or plat thereof recorded in Volume 2018, Page 732 of the Plat Records of Collin County, Texas and all amendments to or replats of said maps or plats, if any.
- h. Trinity Falls, Planning Unit 2 Phase 1A, a subdivision in Collin County, Texas according to the map or plat thereof recorded in Volume 2015, Page 648 of the Plat Records of Collin County, Texas and all amendments to or replats of said maps or plats, if any.
- i. Trinity Falls, Planning Unit 2 Phase 1B, a subdivision in Collin County, Texas according to the map or plat thereof in Volume 2015, Page 750 of the Plat Records of Collin County, Texas and all amendments to or replats of said maps or plats, if any.
- j. Trinity Falls, Planning Unit 2 Phase 1C, a subdivision in Collin County, Texas according to the map or plat thereof recorded in Volume 2016, Page 165 of the Plat Records of Collin County, Texas and all amendments to or replats of said maps or plats, if any.
- k. Trinity Falls, Planning Unit 2 Phase 1D, a subdivision in Collin County, Texas according to the map or plat thereof recorded in Volume 2018, Page 673 of the Plat Records of Collin County, Texas and all amendments to or replats of said maps or plats, if any.
- l. Trinity Falls, Planning Unit 2 Phase 2, a subdivision in Collin County, Texas according to the map or plat thereof recorded in Volume 2016, Page 146 of the Plat Records of Collin County, Texas and all amendments to or replats of said maps or plats, if any.
- m. Trinity Falls, Planning Unit 2 Phase 2A, a subdivision in Collin County, Texas according to the map or plat thereof recorded in Volume 2016, Page 512 of the Plat Records of Collin County, Texas and all amendments to or replats of said maps or plats, if any.
- n. Trinity Falls, Planning Unit 2 Phase 3, a subdivision in Collin County, Texas according to the map or plat thereof recorded in Volume 2016, Page 108 of the Plat Records of Collin County, Texas and all amendments to or replats of said maps or plats, if any.
- o. Trinity Falls, Planning Unit 2 Phase 4, a subdivision in Collin County, Texas according to the map or plat thereof recorded in

Volume 2016, Page 304 of the Plat Records of Collin County, Texas and all amendments to or replats of said maps or plats, if any.

- p. Trinity Falls, Planning Unit 2A, a subdivision in Collin County, Texas according to the map or plat thereof recorded under Document No. 20150116010000220 of the Plat Records of Collin County, Texas and all amendments to or replats of said maps or plats, if any.
- q. Trinity Falls, Planning Unit 2B, a subdivision in Collin County, Texas according to the map or plat thereof recorded under Document No. 20150422010001320 of the Plat Records of Collin County, Texas and all amendments to or replats of said maps or plats, if any.
- r. Trinity Falls, Parkway Extension Planning Unit 3 Phase 1, a subdivision in Collin County, Texas according to the map or plat thereof recorded in Volume 2019, Page 331 of the Plat Records of Collin County, Texas and all amendments to or replats of said maps or plats, if any.
- s. Trinity Falls, Planning Unit 3, Phase 1A, a subdivision in Collin County, Texas according to the map or plat thereof recorded in Volume 2017, Page 754 of the Plat Records of Collin County, Texas and all amendments to or replats of said maps or plats, if any.
- t. Trinity Falls, Planning Unit 3 Phase 1B, a subdivision in Collin County, Texas according to the map or plat thereof recorded in Volume 2017, Page 967 of the Plat Records of Collin County, Texas and all amendments to or replats of said maps or plats, if any.
- u. Trinity Falls, Parkway Extension Planning Unit 3 Phase 2, a subdivision in Collin County, Texas according to the map or plat thereof recorded in Volume 2019, Page 376 of the Plat Records of Collin County, Texas and all amendments to or replats of said maps or plats, if any.
- v. Trinity Falls, Planning Unit 3 Phase 2A, a subdivision in Collin County, Texas according to the map or plat thereof recorded in Volume 2019, Page 450 of the Plat Records of Collin County, Texas and all amendments to or replats of said maps or plats, if any.
- w. Trinity Falls, Planning Unit 3 Phase 2B, a subdivision in Collin County, Texas according to the map or plat thereof recorded in Volume 2019, Page 520 of the Plat Records of Collin County, Texas and all amendments to or replats of said maps or plats, if any.

- x. Trinity Falls, Planning Unit 3 Phase 2C, a subdivision in Collin County, Texas according to the map or plat thereof recorded in Volume 2020, Page 619 of the Plat Records of Collin County, Texas and all amendments to or replats of said maps or plats, if any.
- y. Trinity Falls, Planning Unit 3 Phase 3A, a subdivision in Collin County, Texas according to the map or plat thereof recorded in Volume 2019, Page 644 of the Plat Records of Collin County, Texas and all amendments to or replats of said maps or plats, if any.
- z. Trinity Falls, Parkway Extension Planning Unit 3 Phase 3A, a subdivision in Collin County, Texas according to the map or plat thereof recorded in Volume 2020, Page 179 of the Plat Records of Collin County, Texas and all amendments to or replats of said maps or plats, if any.
- aa. Trinity Falls, Planning Unit 3 Phase 3B, a subdivision in Collin County, Texas according to the map or plat thereof recorded in Volume 2020, Page 509 of the Plat Records of Collin County, Texas and all amendments to or replats of said maps or plats, if any.
- bb. Trinity Falls, Planning Unit 3 Phase 3C, a subdivision in Collin County, Texas according to the map or plat thereof recorded in Volume 2021, Page 717 of the Plat Records of Collin County, Texas and all amendments to or replats of said maps or plats, if any.
- cc. Trinity Falls, Planning Unit 3 Phase 3D, a subdivision in Collin County, Texas according to the map or plat thereof recorded in Volume 2021, Page 719 of the Plat Records of Collin County, Texas and all amendments to or replats of said maps or plats, if any.
- dd. Trinity Falls, Planning Unit 3 Phase 4A, a subdivision in Collin County, Texas according to the map or plat thereof recorded in Volume 2019, Page 293 of the Plat Records of Collin County, Texas and all amendments to or replats of said maps or plats, if any.
- ee. Trinity Falls, Planning Unit 3 Phase 4B North, a subdivision in Collin County, Texas according to the map or plat thereof recorded in Volume 2019, Page 797 of the Plat Records of Collin County, Texas and all amendments to or replats of said maps or plats, if any.
- ff. Trinity Falls, Planning Unit 3 Phase 4B South, a subdivision in Collin County, Texas according to the map or plat thereof recorded in Volume 2019, Page 810 of the Plat Records of Collin County, Texas and all amendments to or replats of said maps or plats, if any.

- gg. Trinity Falls, Planning Unit 3 Phase 4C, a subdivision in Collin County, Texas according to the map or plat thereof recorded in Volume 2020, Page 580 of the Plat Records of Collin County, Texas and all amendments to or replats of said maps or plats, if any.
 - hh. Trinity Falls, Planning Unit 3 Phase 4D, a subdivision in Collin County, Texas according to the map or plat thereof recorded in Volume 2022, Page 170 of the Plat Records of Collin County, Texas and all amendments to or replats of said maps or plats, if any.
 - ii. Trinity Falls, Planning Unit 3 Phase 4E, a subdivision in Collin County, Texas according to the map or plat thereof recorded in Volume 2019, Page 674 of the Plat Records of Collin County, Texas and all amendments to or replats of said maps or plats, if any.
 - jj. Trinity Falls, Planning Unit 3 Phase 5A, a subdivision in Collin County, Texas according to the map or plat thereof recorded in Volume 2019, Page 178 of the Plat Records of Collin County, Texas and all amendments to or replats of said maps or plats, if any.
 - kk. Trinity Falls, Planning Unit 3 Phase 5B West, a subdivision in Collin County, Texas according to the map or plat thereof recorded in Volume 2020, Page 228 of the Plat Records of Collin County, Texas and all amendments to or replats of said maps or plats, if any.
 - ll. Trinity Falls, Planning Unit 3 Phase 5B East, a subdivision in Collin County, Texas according to the map or plat thereof recorded in Volume 2020, Page 203 of the Plat Records of Collin County, Texas and all amendments to or replats of said maps or plats, if any.
 - mm. Trinity Falls, Planning Unit 7 Phase 1, a subdivision in Collin County, Texas according to the map or plat thereof recorded in Volume 2021, Page 730 of the Plat Records of Collin County, Texas and all amendments to or replats of said maps or plats, if any.
 - nn. Trinity Falls, Amenity Center Park, a subdivision in Collin County, Texas according to the map or plat thereof recorded in Volume 2018, Page 705 of the Plat Records of Collin 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 Trinity Falls Master Community, 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: ccmctx@ccmnet.com.
7. The Association's Dedicatory Instruments are Available to Members Online at: www.mylifeattrinityfalls.com.
8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

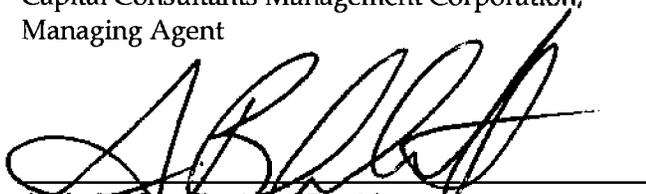
Description	Fee
Resale Disclosure and Lien Estoppel Fee	\$ 345.00
Resale Certificate Update	\$ 50.00
No Title Sale	\$ 125.00
Resale Trustee/Lender Sale	\$ 125.00
Lender Questionnaire Fee-Standard	\$ 50.00
Lender Questionnaire Fee-Custom	\$ 150.00
Refinance/Lien Estoppel Update	\$ 50.00
Rush Fee	\$ 100.00
Working Capital Assessment [Master Covenant Article 5, Section 5.08]	Each Owner (other than Declarant) will pay a Working Capital Assessment. The Working Capital Assessment for 2022 is \$150.00. The Working Capital Assessment will be due and payable to the Association immediately upon each transfer of title to the Lot or Condominium Unit. Some exemptions apply. For future years, the Working Capital Assessment must be confirmed with the Association.
Working Capital Assessment - Townhomes [Master Covenant Article 5, Section 5.08]	Each Owner of a Townhome Lot within Planning Unit 3, Phase 4 (other than Declarant) will pay a Working Capital Assessment. The Working Capital Assessment is

	<p>equal to 2 times the then-current Service Area Assessment for the Townhome Lots. The Working Capital Assessment for 2022 is \$480.00. The Working Capital Assessment will be due and payable to the Association immediately upon each transfer of title to the Townhome Lot. Some exemptions apply. For future years, the Working Capital Assessment for the Townhome Lots must be confirmed with the Association.</p>
<p>Community Enhancement Fee [Community Enhancement Covenant Article 2, Section 2.04]</p>	<p>Community Enhancement Fee shall be payable by the Transferee to the Association upon each transfer of a Lot or Condominium Unit. The Community Enhancement Fee is equal to the transfer price multiplied by 0.3%. Some exemptions apply. The Community Enhancement Fee must be confirmed with the Association.</p>

Executed on this 9th day of September, 2022.

TRINITY FALLS MASTER COMMUNITY, INC.

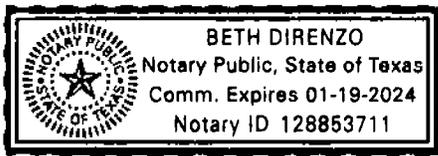
By: Capital Consultants Management Corporation,
Managing Agent


Andy Babbitt, Regional President

*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 TEXAS §
 §
COUNTY OF Collin §

BEFORE ME, the undersigned notary public, on this 9th day of September, 2022 personally appeared Andy Babbitt, Regional President of Capital Consultants Management Corporation, Managing Agent for Trinity Falls Master Community, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and in the capacity therein expressed.



Beth DiRenzo
Notary Public in and for the State of Texas

RECORDING DATA FOR THE DECLARATION

Document	Collin County Clerk's File No.
Trinity Falls Master Covenant	20140227000182820
Trinity Falls First Amendment to Master Covenant	20140709000705820
Trinity Falls Second Amendment to Master Covenant	20151214001553700
Trinity Falls Third Amendment to Master Covenant	20160629000819980
Trinity Falls Community Enhancement Covenant	20150626000777540
Trinity Falls Development Area Declaration [Residential]	20140409000341530
Trinity Falls First Amendment to Development Area Declaration [Residential]	20150626000777530
Trinity Falls Second Amendment to Development Area Declaration [Residential]	20151214001553710
Trinity Falls Third Amendment to Development Area Declaration [Residential]	20160629000820000
Trinity Falls Fourth Amendment to Development Area Declaration [Residential]	2022000075914
Trinity Falls Supplement to Development Area Declaration [Residential] Trinity Falls Planning Unit 2	20160615000749540
Trinity Falls First Amended and Restated Development Area Declaration for Townhome Service Area 1	2022000122223
Trinity Falls First Amended and Restated Supplement to the Development Area Declaration (Residential) Trinity Falls Planning Unit 3	2022000125479

Trinity Falls Amended and Restated Notice of Applicability [Residential - Planning Unit 1, Phase 1A]	20160106000016000
Trinity Fall Notice of Applicability [Residential - Planning Unit 1 , Phase 1B]	20160106000016010
Trinity Falls Amended and Restated Notice of Applicability [Residential - Planning Unit 2 Phase 1A]	20160314000298800
Trinity Falls Amended and Restated Notice of Applicability [Residential - Planning Unit 2 Phase 1B]	20160314000298810
Trinity Falls Notice of Applicability [Residential - Planning Unit 2 Phase 1C]	20160310000284730
Trinity Falls Notice of Applicability and Designation of Common Area [Planning Unit 2 Phase 1D]	20180831001101440
Trinity Falls Notice of Applicability [Residential - Planning Unit 2, Phase 2]	20160302000250120
Trinity Falls Notice of Applicability [Residential - Planning Unit 2, Phase 3]	20160212000168240
Trinity Falls Notice of Applicability [Residential - Planning Unit 2, Phase 4]	20160505000551770
Trinity Falls Notice of Applicability [Residential - Planning Unit 2A]	20150116000055270
Trinity Falls Notice of Applicability [Residential - Planning Unit 2B]	20150422000454340
Trinity Falls Amended and Restated Notice of Applicability and Designation of Common Area [Planning Unit 3 Phase 1A]	20180817001035630
Trinity Falls Amended and Restated Notice of Applicability [Residential - Planning Unit 3 Phase 1A]	20180817001035620
Trinity Falls Notice of Applicability and Designation of Common Area [Planning Unit 3	20171129001581900

Phase 1B]	
Trinity Falls Notice of Applicability [Residential - Planning Unit 3 Phase 1B]	20171129001581890
Trinity Falls Notice of Applicability [Residential - Planning Unit 3 Phase 2A]	20190702999774530
Trinity Falls Notice of Applicability and Designation of Common Area [Planning Unit 3 Phase 2A]	20190702000774520
Trinity Falls Notice of Applicability [Residential - Planning Unit 3 Phase 2B]	20190729000897860
Trinity Falls Notice of Applicability and Designation of Common Area [Planning Unit 3 - Phase 2B]	20190729000897850
Trinity Falls Notice of Applicability and Designation of Common Area [Planning Unit 3 Phase 2C]	20200921001600460
Trinity Falls Notice of Applicability [Residential - Planning Unit 3 - Phase 2C]	20200921001600470
Trinity Falls Notice of Applicability [Residential - Planning Unit 3 - Phase 3A]	20190925001191950
Trinity Falls Notice of Applicability and Designation of Common Area [Planning Unit 3 - Phase 3A]	20190925001191940
Trinity Falls Notice of Applicability and Designation of Common Area [Planning Unit 3 Phase 3B]	20200804001248090
Trinity Falls Notice of Applicability [Residential - Planning Unit 3 - Phase 3B]	20200804001248310
Trinity Falls Notice of Applicability and Designation of Common Area [Planning Unit 3 Phase 3C]	20211210002504210
Trinity Falls Notice of Applicability and Designation of Common Area [Planning Unit 3 Phase 4A]	20190416000408040

Trinity Falls Notice of Applicability [Residential - Planning Unit 3 Phase 4B]	20190416000408050
Trinity Falls Notice of Applicability and Designation of Common Area [Planning Unit 3 Phase 4B North]	20191126001504790
Trinity Falls Notice of Applicability [Residential - Planning Unit 3 - Phase 4B North]	20191126001504780
Trinity Falls Notice of Applicability and Designation of Common Area [Planning Unit 3 - Phase 4B South]	20191204001545410
Trinity Falls Notice of Applicability [Residential - Planning Unit 3 - Phase 4B South]	20191204001545420
Trinity Falls Notice of Applicability [Residential - Planning Unit 3 - Phase 4C]	20200904001492060
Trinity Falls Notice of Applicability and Designation of Common Area [Planning Unit 3 Phase 4C]	20200904001492050
Trinity Falls Notice of Applicability [Residential - Planning Unit 3 Phase 4E]	20191007001252500
Trinity Falls Notice of Applicability and Designation of Common Area [Planning Unit 3 Phase 4E]	20191007001252490
Trinity Falls Notice of Applicability [Residential - Planning Unit 7 Phase 1]	20211214002521340

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

Instrument Number: 2022000137491

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: September 09, 2022 02:15 PM

Number of Pages: 13

" Examined and Charged as Follows: "

Total Recording: \$70.00

******* 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: 2022000137491
Receipt Number: 20220909000473
Recorded Date/Time: September 09, 2022 02:15 PM
User: Shannon C
Station: Station 7

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