

EVERGREEN COMMUNITY ASSOCIATION, INC.
MANAGEMENT CERTIFICATE

THE STATE OF TEXAS §
 §
COUNTY OF MONTGOMERY §

The undersigned, being the Managing Agent for Evergreen 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 Evergreen.
2. Name of Association: The name of the Association is Evergreen Community Association, Inc.
3. Recording Data for the Subdivision:
 - a. Property described by metes and bounds on Exhibit “A” attached to the “First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Evergreen (Residential Property)” recorded in the Official Public Records of Real Property of Montgomery County, Texas under Clerk’s File No. 2024127241 (which said Exhibit “A” is incorporated herein by reference).
 - b. Evergreen Section 1, a subdivision in Montgomery County, Texas, according to the map or plat thereof recorded under Clerk’s File No. 2022125752 and in Cabinet Z, Sheets 9052-9053 of the Map Records of Montgomery County, Texas, and all amendments to or replats of said maps or plats, if any.
 - c. Evergreen Section 2, a subdivision in Montgomery County, Texas, according to the map or plat thereof recorded under Clerk’s File No. 2022146545 and in Cabinet Z, Sheets 9166-9169 of the Map or Plat Records of Montgomery County, Texas, and all amendments to or replats of said maps or plats, if any.
 - d. Evergreen Section 3, a subdivision in Montgomery County, Texas, according to the map or plat thereof recorded under Clerk’s File No. 2023037770 and in Cabinet Z, Sheets 9445-9448 of the Map or Plat Records of Montgomery County, Texas, and all amendments to or replats of said maps or plats, if any.
 - e. Evergreen Section 4, a subdivision in Montgomery County, Texas, according to the map or plat thereof recorded under Clerk’s File No.

2024086315 and in Cabinet 0AA, Sheets 0927-0929 of the Map or Plat Records of Montgomery County, Texas, and all amendments to or replats of said maps or plats, if any.

- f. Evergreen Section 5, a subdivision in Montgomery County, Texas, according to the map or plat thereof recorded under Clerk's File No. 2024091318 and in Cabinet 0AA, Sheets 0962-0964 of the Map or Plat Records of Montgomery County, Texas, and all amendments to or replats of said maps or plats, if any.
- g. Evergreen Section 6, a subdivision in Montgomery County, Texas, according to the map or plat thereof recorded under Clerk's File No. 2024086312 and in Cabinet 0AA, Sheets 0924-0926 of the Map or Plat Records of Montgomery County, Texas, and all amendments to or replats of said maps or plats, if any.
- h. Evergreen Section 7, a subdivision in Montgomery County, Texas, according to the map or plat thereof recorded under Clerk's File No. 2024125880 and in Cabinet 0AA, Sheets 1211-1214 of the Map or Plat Records of Montgomery County, Texas, and all amendments to or replats of said maps or plats, if any.

4. Recording Data for the Declaration:*

- a. First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Evergreen (Residential Property), Montgomery County Clerk's File No. 2024127241.
- b. Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Evergreen (Residential Property) Section 1, Montgomery County Clerk's File No. 202140676.
- c. Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Evergreen (Residential Property) Section 2, Montgomery County Clerk's File No. 2023001668.
- d. Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Evergreen (Residential Property) Section 3, Montgomery County Clerk's File No. 2023058989.
- e. Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Evergreen (Residential Property) Section 4, Montgomery County Clerk's File No. 2024091440.
- f. Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Evergreen (Residential Property) Section 5, Montgomery County Clerk's File No. 2024100627.

- g. Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Evergreen (Residential Property) Section 6, Montgomery County Clerk's File No. 2024091441.
 - h. Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Evergreen (Residential Property) Section 7, Montgomery County Clerk's File No. 2024129940.
5. Name and Mailing Address of the Association: The name and mailing address of the Association is Evergreen Community Association, Inc. c/o Capital Consultants Management Corporation, 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: Capital Consultants Management Corporation, 7800 N. Dallas Parkway, Suite 450, Plano, Texas 75024, 469-246-3500, ccmctx@ccmcnet.com.
 7. Association Website: The Association's Dedicatory Instruments are available to Members online at: www.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:

Fee	Amount
Resale Disclosure and Lien Estoppel Fee	\$375.00
Resale Trustee/Lender Sale	\$375.00
Lender Questionnaire Fee-Standard	\$200.00
Lender Questionnaire Fee-Custom	\$300.00
Refinance/Lien Estoppel Update	\$200.00
Rush Fee	\$100.00
Capitalization Fee [Declaration, Article XV, Section D]	Each Grantee acquiring title to a Lot within the Property agrees to pay a Capitalization Fee. The Capitalization Fee may be set as a flat fee or be based upon a sliding scale which varies in accordance with the "Gross Selling Price". As of the date the First Amended and Restated Declaration is recorded [recorded on December 20, 2024],

	the Capitalization Fee is an amount equal to 100% of the then-current Annual Assessment, however, no Capitalization Fee will be levied upon the transfer of title to a Lot to a Builder. The Capitalization Fee for 2025 is \$1,032.00. Commencing on April 1, 2025, (i) the amount of the Capitalization Fee applicable upon transfer of title to any Lot, save and except transfers of title to a Lot from a Builder to the first Grantee who is not a Builder, is 0.5% of the Gross Selling Price of the Lot, and (ii) the amount of the Capitalization Fee applicable upon transfer of title to a Lot from a Builder to the first Grantee who is not a Builder is 0.35% of the Gross Selling Price of the Lot. The Capitalization Fee is payable to the Association on the date of the transfer of title to a Lot. Some exemptions apply.
Foundation Fee [Declaration, Article XV, Section F]	Each person or entity transferring title to a Lot within the Property agrees to pay to the Association a Foundation Fee. The Foundation Fee is payable to the Association on the date of the transfer of the Lot. The Foundation Fee may be set as a flat fee or be based upon a sliding scale which varies in accordance with the Gross Selling Price of the Lot. In the event the Foundation Fee is based upon a sliding scale, the Foundation Fee may be equal to an amount not greater than 1.5% of the Gross Selling Price of the Lot. The amount of the current Foundation Fee payable by Grantors is \$0.00 and remains at this amount until such time as the amount is changed by resolution of the Board. Some exemptions apply.

Executed on this 23rd day of January, 2025.

**EVERGREEN COMMUNITY ASSOCIATION,
INC., a Texas nonprofit corporation**

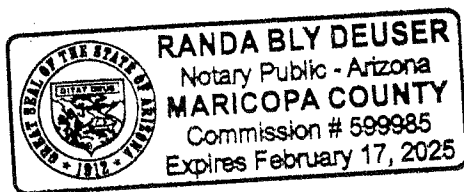
By: Capital Consultants Management Corporation,
Managing Agent

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 §
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BEFORE ME, the undersigned notary public, on this 23rd day of January, 2025 personally appeared Delores Ferguson, the Chief Customer Officer of Capital Consultants Management Corporation, Managing Agent for Evergreen Community Association, 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.



[Signature]
Notary Public in and for the State of AZ
Randa Bly Deuser