



**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE**
for
DEL WEBB FULSHEAR HOMEOWNERS' ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

The undersigned, being the Managing Agent for Del Webb Fulshear Homeowners' 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 Del Webb.
2. Name of Association: The name of the Association is Del Webb Fulshear Homeowners' Association, Inc.
3. Recording Data for the Subdivision:
 - a. 82.509 acres of land described by metes and bounds on Exhibit "A" attached to the "Del Webb Fulshear Declaration of Covenants, Conditions and Restrictions" recorded in the Official Public Records of Real Property of Fort Bend County, Texas under Clerk's File No. 2023008966 (which said Exhibit "A" is incorporated herein by reference).
4. Recording Data for the Declaration:*
 - a. Documents:
 - (1) Del Webb Fulshear Declaration of Covenants, Conditions and Restrictions.
 - (2) First Amendment to Declaration of Covenants, Conditions and Restrictions for Del Webb Fulshear.
 - b. Recording Information:
 - (1) Fort Bend County Clerk's File No. 2023008966.
 - (2) Fort Bend County Clerk's File No. 2023101796.
5. Name and Mailing Address of the Association: The name and mailing address of the Association is Del Webb Fulshear Homeowners' Association, Inc. c/o AAM, LLC, 1600 W. Broadway #200, Tempe, Arizona 85282.

6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: Ginny Gapen, AAM, LLC. Address: 1600 W. Broadway #200, Tempe, Arizona 85282. Phone No.: 602.957.9191. Email Address: ggapen@associatedasset.com.
7. The Association's Dedicatory Instruments are Available to Members Online at: www.livedelwebbfulshear.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 Certificate | \$ 200.00 |
| Resale Disclosure Fee | \$ 200.00 |
| Lien Estoppel Fee | \$ 50.00 |
| Refinance/Lien Estoppel Update | \$ 100.00 |
| Transfer Fee | \$ 150.00 |
| Owner Start Up Fee (Resale) | \$ 50.00 |
| New Owner Admin Fee (New Build) | \$ 125.00 |
| Lender Questionnaire Fee-Standard | \$ 150.00 |
| Lender Questionnaire Fee-Custom | \$ 200.00 |
| Statement of Account | \$ 120.00 |
| Rush Fee | \$ 150.00 |
| Initial Capital Contribution [Declaration Article VIII, Section 8.17] | Each Owner (other than Declarant) of a lot will pay a one-time initial contribution, which amount will be due upon transfer of title to a lot. Upon the purchase of a lot with completed residential improvements from Declarant or another Builder, the Initial Contribution will be \$2,600.00. The Working Capital Contribution amount, upon resale of a lot with completed residential improvements, will need to be |

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| | confirmed with the Association. Some exemptions apply. |
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Executed on this 13 day of January, 2025.

**DELL WEBB FULSHEAR HOMEOWNERS'
ASSOCIATION, INC.**

By: AAM, LLC, Managing Agent

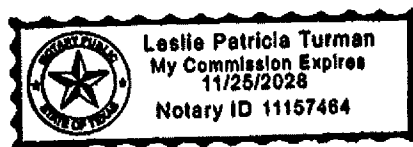
By: Ginny Gaper

Printed: Ginny Gaper

Its: Reg. VP of onsite Communities

*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 §
§
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BEFORE ME, the undersigned notary public, on this 13th day of January, 2025 personally appeared Ginny Gaper, Reg. VP of onsite ^{Copy} of AAM, LLC, Managing Agent for Dell Webb Fulshear Homeowners' 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.

Leslie Patricia Turman
Notary Public in and for the State of Texas