

STATE OF TEXAS §
 §
COUNTY OF COLLIN §

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE FOR
DEL WEBB AT TRINITY FALLS HOMEOWNERS' ASSOCIATION, INC.**

This MANAGEMENT CERTIFICATE (this "*Certificate*") is made on behalf of DEL WEBB AT TRINITY FALLS HOMEOWNERS' ASSOCIATION, INC., a Texas non-profit corporation (the "*Association*").

WITNESSETH:

WHEREAS, that certain Del Webb at Trinity Falls Declaration of Covenants, Conditions and Restrictions (the "*Declaration*"), was filed on February 12, 2019, and is recorded as Instrument No. 20190212000144660 in the Official Public Records of Collin County, Texas, which Declaration, 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 subdivision is known generally as Del Webb at Trinity Falls and the plats for said subdivision are denominated as follows: Trinity Falls Planning Unit 3 - Phase 5A; Trinity Falls Planning Unit 3 -Phase 5B East; Trinity Falls Planning Unit 3 - Phase 5B West, and Trinity Falls Planning Unit 3- Phase 5C.
- 2. Name and Mailing Address of the Association.** The name of the Association is Del Webb at Trinity Falls Homeowners' Association, Inc. The mailing address for the Association is 2001 N. Sweetwater Cove, McKinney, TX 75072.
- 3. Recording Data for the Subdivision.** The recording data for each plat in the subdivision is described as follows: Trinity Falls Planning Unit 3 - Phase 5A, an Addition to the City of McKinney, Collin County, Texas, according to the Plat thereof recorded in Volume 2019, Pages 178 - 180 of the Map or Plat Records of Collin County, Texas; Trinity Falls Planning Unit 3 - Phase 5B East, an Addition to the City of McKinney, Collin County, Texas, according to the Plat thereof recorded in Volume 2020, Pages 203 - 206 of the Map or Plat Records of Collin County, Texas; Trinity Falls Planning Unit 3 - Phase 5B West, an Addition to the City of McKinney, Collin County, Texas, according to the Plat thereof recorded in Volume 2020, Pages 228 - 229 of the Map or Plat Records of Collin County, Texas, and Trinity Falls Planning Unit 3 - Phase 5C, an Addition to the

City of McKinney, Collin County, Texas, according to the Plat thereof recorded in Volume 2022, Pages 174 of the Map or Plat Records of Collin County, Texas.

4. **Reconciling Data for the Declaration.** The Declaration is recorded as Instrument No. 20190212000144660 in the Official Public Records of Collin County, Texas, as amended by instrument recorded as Instrument No. 20210210000287190 in the Official Public Records of Collin County, Texas. Other dedicatory instruments of the Association are recorded in the Official Public Records of Collin County, Texas, to wit: (i) as Instrument No. 20190403000348680; (ii) as Instrument No. 20190410000379880; (iii) as Instrument No. 20191120001477400; and (iv) as Instrument No. 20200903001482960; and (v) as Instrument No. 20190212000144660.
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.DelWebbTrinityFallsLifestyle.com.
7. **Fees Due Upon Property Transfer.** Fees charged relating to a property transfer are: (i) \$375.00 as transfer/resale disclosure/estoppel fee; (ii) \$75.00 for resale certificate/estoppel update; (iii) \$100.00 rush fee; (iv) \$200.00 for Lender Questionnaire - Standard; (v) \$300.00 for Lender Questionnaire - Custom; (vi) \$1,500.00 Working Capital/Reserve Fee; and (vii) \$375.00 transfer fee following a trustee sale or foreclosure.
8. **Resale Certificates.** Resale Certificates may be requested by contacting the Association c/o HomeWiseDocs via www.ccmcnet.com or www.homewiscdocs.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.

[SIGNATURE TO FOLLOW]


ASSOCIATION:

**DEL WEBB AT TRINITY FALLS
HOMEOWNERS' ASSOCIATION, INC.**

a Texas non-profit corporation

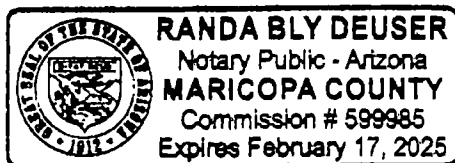
By: Capital Consultants
Management Corporation,
its Managing Agent

Management Corporation,
its Managing Agent


Delores Ferguson, Chief Customer Officer

STATE OF ~~TEXAS~~ *Arizona* §
§
COUNTY OF ~~COLLIN~~ *Maricopa* §

This instrument was acknowledged before me on the day 6th of September 2023, by Delores Ferguson, Chief Customer Officer - of Capital Consultants Management Corporation, the Managing Agent for Del Webb at Trinity Falls Homeowners' Association, Inc., a Texas non-profit corporation.



Donda Bleg Hutchinson
Notary Public, State of ~~Texas~~ Arizona
Donda Bleg Dewser

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

Instrument Number: 2024000098347

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: August 12, 2024 11:19 AM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$33.00

***** 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: 2024000098347
Receipt Number: 20240812000510
Recorded Date/Time: August 12, 2024 11:19 AM
User: Amanda J
Station: Station 6

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

