

**MANAGEMENT CERTIFICATE
FOR
THE ENCLAVE AT GROVE HILL**

STATE OF TEXAS

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KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF DALLAS

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Pursuant to the provisions of Section 209.004 of the Texas Property Code, the undersigned property owners' association hereby records this Management Certificate for The Enclave at Grove Hill Homeowner's Association, Inc.

1. The name of the subdivision is The Enclave at Grove Hill.
2. The name of the association is The Enclave at Grove Hill Homeowner's Association, Inc.
3. The recording data for the subdivisions follows:

Subdivision

Recording Data

Enclave at Grove Hill Final Plat filed in Volume 2003020, Page 00045-47 on 1/30/2003.

Enclave at Grove Hill No. 2 Final Plat filed in Volume 2004131, Page 00233-235 on 7/9/2004.

Enclave at Grove Hill No. 3 Final Plat filed in Volume 2005123, Page 0030-32 on 6/24/2005.

4. The recording data for the Declaration(s) follows:

Instrument and Recording Data

Declaration of Covenants, Conditions and Restrictions for The Enclave at Grove Hill, Recorded in the Property Records of Dallas County, Texas as Instrument# 2117513 on 12/19/2002.

First amendment to the Declaration of Covenants, Conditions and Restrictions for The Enclave at Grove Hill, Recorded in the Property Records of Dallas, Texas as Instrument # 3734683 on 2/24/2003.

Second Amendment to the Declaration of Covenants, Conditions and Restrictions for The Enclave at Grove Hill, Recorded in the Property Records of Dallas, Texas as Document # 200302440584 on 07/18/2003.

Third Amendment to the Declaration of Covenants, Conditions and Restrictions for The Enclave at Grove Hill, Recorded in the Property Records of Dallas, Texas Document # 20070420897 on 11/26/2007.

5. The Enclave at Grove Hill Homeowner's Association, Inc., in c/o RTI/Community Management Associates, Inc., (CMA) 1800 Preston Park Boulevard, Suite 200, Plano, Texas 75093.
6. The association's designated representative is RTI/Community Management Associates, Inc. (CMA), 1800 Preston Park Blvd., Suite 200, Plano, TX 75093. For association information, the phone number is 972-943-2820, the email address is closing@cmamanagement.com and the association's website is www.cmamanagement.com.
7. Fees charged in connection with a property transfer in the subdivision are:
 - Resale Certificate- Routine Owner Certificate \$375, Lot Purchase by Builder \$50
 - Transfer Fee \$250
 - Foreclosure Transfer Fee: \$300
 - Working Capital- \$250 Owner to Owner

IN WITNESS WHEREOF, this Management Certificate is hereby executed by its duly authorized agent on this 30th day of December, 2024.

THE ENCLAVE AT GROVE HILL HOMEOWNER'S ASSOCIATION, INC.

By: CMA, its Manager

By: Karyn Bradley

ACKNOWLEDGMENT

STATE OF TEXAS

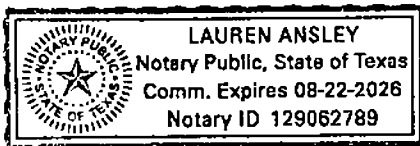
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COUNTY OF COLLIN

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This instrument was acknowledged before me on the 30th day of December, 2024, by Karyn Bradley of CMA, Manager for The Enclave at Grove Hill Homeowner's Association, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.



Lauren Ansley
Notary Public, State of Texas

AFTER RECORDING, RETURN TO:

CMA, Inc.
Attention: Lauren Ansley
1800 Preston Park Boulevard, Suite 200
Plano, Texas 75093

**Dallas County
John F. Warren
Dallas County Clerk**

Instrument Number: 202400264857

eRecording - Real Property

Recorded On: December 31, 2024 02:44 PM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$29.00

***** 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: 202400264857
Receipt Number: 20241231000443
Recorded Date/Time: December 31, 2024 02:44 PM
User: Kevin T
Station: CC123.dal.ccdc

Record and Return To:

CSC Global



**STATE OF TEXAS
COUNTY OF DALLAS**

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 Records of Dallas County, Texas.

John F. Warren
Dallas County Clerk
Dallas County, TX