

**MANAGEMENT CERTIFICATE  
FOR  
FORT WORTH WEST FORK RANCH**

STATE OF TEXAS §  
COUNTY OF TARRANT §

KNOW ALL MEN BY THESE PRESENTS:

Pursuant to the provisions of Section 209.004 of the Texas Property Code, the undersigned property owners' association hereby records this Management Certificate for Fort Worth West Fork Ranch Homeowners' Association, Inc.

1. The name of the subdivision is West Fork Ranch.
2. The name of the association is Fort Worth West Fork Ranch Homeowners' Association, Inc.
3. The recording data for the subdivisions follows:

<u>Subdivision</u>	<u>Recording Data</u>
West Fork Ranch Phases IA & IB	Final Plat filed as Document # D211138566 on 6/13/2011.
West Fork Ranch Phase 2A	Final Plat filed as Document # D212312661 on 12/21/2012.
West Fork Ranch Phase 2B	Final Plat filed as Document # D213078465 on 3/28/2013.
West Fork Ranch Phase 3A	Final Plat filed as Document # D213295396 on 11/15/2013.
West Fork Ranch Phase 3B	Final Plat filed as Document # D212259329 on 10/19/2012.
West Fork Ranch Phase 4A	Final Plat filed as Document # D215195504 on 8/28/2015.
West Fork Ranch Phase 4B	Final Plat filed as Document # D213295393 on 11/15/2013.
West Fork Ranch Phase 5A	Final Plat filed as Document # D216125486 on 6/10/2016.
West Fork Ranch Phase 5B	Final Plat filed as Document # D214223054 on 10/10/2014.
West Fork Ranch Phase 6A	Final Plat filed as Document # D217059818 on 3/17/2017.
West Fork Ranch Phase 6B	Final Plat filed as Document # D217020763 on 1/27/2017.
West Fork Ranch Phase 7A	Final Plat filed as Document # D217059867 on 3/27/2017.
West Fork Ranch Phase 8B	Final Plat filed as Document # D215056145 on 3/20/2015.
West Fork Ranch Phase 9B	Final Plat filed as Document # D216084667 on 4/25/2016.



**D221249932**

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Fees: \$23.00

CERTIFICATE

SUBMITTER: FORT WORTH WEST FORK RANCH

*Mary Louise Nicholson*  
MARY LOUISE NICHOLSON  
COUNTY CLERK

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

Instrument and Recording Data

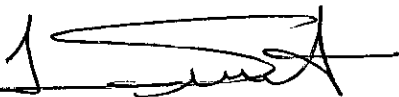
Declaration of Covenants, Conditions and Restrictions for Fort Worth West Fork Ranch Homeowners' Association, Inc., Recorded in the Property Records of Tarrant County, Texas as Document #D211244122 on 10/7/2011.

5. Fort Worth West Fork Ranch Homeowners' 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 Boulevard, Suite 200, Plano, Texas 75093. For association information, the phone number is 972-943-2820, the email is [closing@cmamanagement.com](mailto:closing@cmamanagement.com) and the association's website is [www.cmamanagement.com](http://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
  - Working Capital: \$250.18 = 40% of dues (dev to owner & owner to owner)
  - Transfer Fee: \$175
  - Foreclosure Transfer Fee: \$190

IN WITNESS WHEREOF, this Management Certificate is hereby executed by its duly authorized agent on this 10<sup>th</sup> day of August, 2021.

**WEST FORK RANCH HOMEOWNERS' ASSOCIATION, INC.**

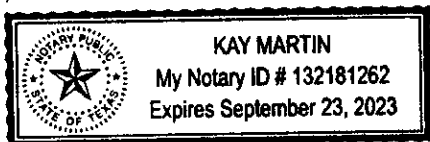
By: CMA, its Manager

By: 

**ACKNOWLEDGMENT**

STATE OF TEXAS           §  
                                      §  
COUNTY OF COLLIN     §

This instrument was acknowledged before me on the 10<sup>th</sup> day of AUGUST, 2021, by IAMI SMITH of CMA, Manager for Fort Worth West Fork Ranch Homeowners' Association, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.



  
Notary Public, State of Texas

**AFTER RECORDING, RETURN TO:**

CMA, Inc.  
Attention: Kathleen Dawsey  
1800 Preston Park Boulevard, Suite 200  
Plano, Texas 75093