

  
MARY LOUISE NICHOLSON  
COUNTY CLERK

## MANAGEMENT CERTIFICATE FOR MONTRACHET

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 Montrachet Homeowners Association, Inc.

1. The name of the subdivision is Montrachet.
2. The name of the association is Montrachet Homeowners Association, Inc.
3. The recording data for the subdivisions follows:

Subdivision

Recording Data

Montrachet

Final Plat filed as Document #D220089825 on 4/20/2020.

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

Instrument and Recording Data

Declaration of Covenants, Conditions and Restrictions for Montrachet Homeowners Association, Inc., Recorded in the Property Records of Tarrant County, Texas as Document # D220092448 on 4/23/2020.

Amendment to Declaration of Covenants, Conditions and Restrictions for Montrachet Homeowners Association, Inc. Recorded in the Property Records of Tarrant County, Texas as Document # D223003516 on 01/06/23.

5. Montrachet 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 Blvd., Suite 200, Plano, TX 75093. For association information, the phone number is 972-943-2820, the email address 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
  - Transfer Fee \$250
  - Foreclosure Transfer Fee: \$300

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

**MONTRACHET HOMEOWNERS ASSOCIATION, INC.**

By: CMA, its Manager

By: Kayn Bradley

**ACKNOWLEDGMENT**

STATE OF TEXAS

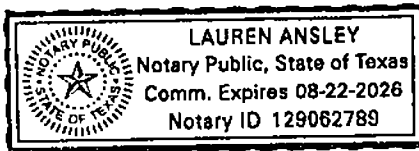
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COUNTY OF COLLIN

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This instrument was acknowledged before me on the 30<sup>th</sup> day of December, 2024, by Kayn Bradley of CMA, Manager for Montrachet Homeowners 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