

**MANAGEMENT CERTIFICATE
FOR
THE SHORES OF WELLINGTON**

STATE OF TEXAS

§

COUNTY OF DALLAS

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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 The Shores of Wellington Homeowners' Association.

1. The name of the subdivision is The Shores of Wellington.
2. The name of the association is The Shores of Wellington Homeowners' Association.
3. The recording data for the subdivisions follows:

Subdivision

Recording Data

Shores of Wellington No. 1	Final Plat filed in Volume 134, Pages 00010 & 00011 on 7/12/2000.
Shores of Wellington No. 2	Final Plat filed in Volume 197, Pages 01463 & 01464 on 10/10/2000.
Shores of Wellington No. 3	Final Plat filed in Cabinet 2001140, Page 2582 on 7/19/2001.
Shores of Wellington No. 4	Final Plat filed in Cabinet 2001140, Page 2586 on 7/19/2001.
Shores of Wellington No. 5	Final Plat filed in Cabinet 2001140, Page 2590 on 7/19/2001.

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

Instrument and Recording Data

Declaration of Covenants, Conditions and Restrictions for The Shores of Wellington, Recorded in Dallas County, Texas on 2/12/2001.

First Supplement to the Declaration of Covenants, Conditions and Restrictions for The Shores of Wellington, Recorded in Dallas County, Texas on 8/27/2001.

5. The Shores of Wellington Homeowners Association, 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 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

IN WITNESS WHEREOF, this Management Certificate is hereby executed by its duly authorized agent on this 26th day of December, 2024.

THE SHORES OF WELLINGTON HOMEOWNERS' ASSOCIATION

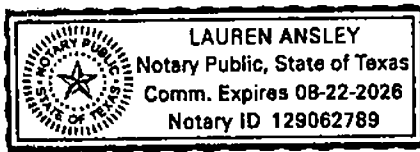
By: CMA, its managing agent

By: Karen Bradley

ACKNOWLEDGMENT

STATE OF TEXAS §
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COUNTY OF COLLIN §

This instrument was acknowledged before me on the 26th day of December, 2024, by Karen Bradley of CMA, managing agent for Shores of Wellington Homeowners' Association, 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: 202400262486

eRecording - Real Property

Recorded On: December 27, 2024 02:30 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: 202400262486
Receipt Number: 20241227000381
Recorded Date/Time: December 27, 2024 02:30 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