


MARY LOUISE NICHOLSON
COUNTY CLERK

**MANAGEMENT CERTIFICATE
FOR
CHADWICK CROSSING**

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TARRANT

Pursuant to the provisions of Section 209.004 of the Texas Property Code, the undersigned property owners' association hereby records this Management Certificate for Chadwick Crossing at Timarron Homeowners Association, Inc.

1. The name of the subdivision is Chadwick Crossing at Timarron.
2. The name of the association is Chadwick Crossing at Timarron Homeowners Association, Inc.
3. The recording date for the subdivisions follows:

| <u>Subdivision</u> | <u>Recording Data</u> | <u>Document Number</u> |
|----------------------------------------------------|---------------------------------------------------------------|------------------------|
| Timarron Village H, Phase 3 (Chadwick Crossing) | Final Plat filed in Cabinet A, Slides 8097-8098 on 1/28/03 | #203037593 |
| Timarron Villagae H, Phase 3 ADD 8R | Amended Plat Cabinet A. Page 8793 on 11/14/2003 | #203427801 |
| Timarron Villaage H, Phase 3 | Amended Plat Cabinet A, Slide 8904 Lots 21 & 22 on 12/31/2003 | #203475501 |

4. The recording data for the Declaration(s) follows:
Instrument and Recording Data:
Declaration of Covenants, Conditions and Restrictions for Chadwick Crossing at Timarron, Recorded in the Property Records of Tarrant County, Texas as Document Number D203344407 on 9/16/2003.
5. Chadwick Crossing at Timarron Homeowner's 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 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

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

CHADWICK CROSSING AT TIMAARRON HOMEOWNERS' ASSOCIATION, INC.

By: CMA, Manager

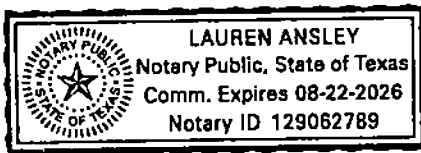
By: Karyn Bradley

ACKNOWLEDGEMENT

STATE OF TEXAS

COUNTY OF DENTON

This instrument was acknowledged before me on the 26th day of December, 2024, by Karyn Bradley of CMA, Manager for Chadwick Crossing at Timarron Homeowners Association, Inc., as Texas non-profit corporation, on behalf of said non-profit corporation.



Lauren Ansley
Notary Public, State of Texas

AFTER RECORDING, RETURN TO:

CMA, Inc.

Attn: Lauren Ansley

1800 Preston Park Blvd., Suite 200

Plano, Texas 75093