

**MANAGEMENT CERTIFICATE
FOR
BAYSIDE NORTH**

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 Bayside Commercial Property Owners Association, Inc.

1. The name of the subdivision is Bayside North.
2. The name of the association is Bayside Commercial Property Owners Association, Inc.
3. The recording data for the subdivisions follows:

Subdivision

Recording Data

Bayside East

Amending Plat filed as Document #201700237050 on 8/23/2017.

Bayside West

Final Plat filed as Document #201800009275 on 1/10/2018.

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

Instrument and Recording Data

Declaration of Covenants, Conditions and Restrictions for Bayside Commercial Property Owners Association, Inc., Recorded in the Property Records of Dallas County, Texas as Document #201700265364 on 9/19/2017.

Supplemental Declaration of Covenants, Conditions and Restrictions for Bayside Commercial Property Owners Association, Inc., Recorded in the Property Records of Dallas County, Texas as Document #201700271965 on 9/26/2017.

First Amendment to Declaration of Covenants, Conditions and Restrictions for Bayside Commercial Property Owners Association, Inc., Recorded in the Property Records of Dallas County, Texas as Document #201700271965 on 4/8/2019.

Second Amendment to Declaration of Covenants, Conditions and Restrictions for Bayside Commercial Property Owners Association, Inc., Recorded in the Property Records of Dallas County, Texas as Document #201900277247 on 10/16/2019.

Third Amendment to Declaration of Covenants, Conditions and Restrictions for Bayside Commercial Property Owners Association, Inc., Recorded in the Property Records of Dallas County, Texas as Document #202000074376 on 3/16/2020.

Supplemental Declaration to the Declaration of Covenants, Conditions and Restrictions for Bayside Commercial Property Owners Association, Inc. Recorded in the Property Records of Dallas County, Texas as Document # 202100164576 on 06/03/2021.

Declaration of Withdrawal of Real Property from the Declaration of Covenants, Conditions and Restrictions for Bayside Commercial Property Owners Association, Inc. Recorded in the Property Records of Dallas County, Texas as Document # 202100112294.

Fourth Amendment to the Declaration of Covenants, Conditions and Restrictions for Bayside Commercial Property Owners Association, Inc. Recorded in the Property Records of Dallas County, Texas as Document # 202100365240 on 12/07/2021.

5. Bayside Commercial Property Owners 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 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 30th day of December, 2024.

BAYSIDE COMMERCIAL PROPERTY OWNERS ASSOCIATION, INC.

By: CMA, its Manager

By:

Lauren Bradley

ACKNOWLEDGMENT

STATE OF TEXAS

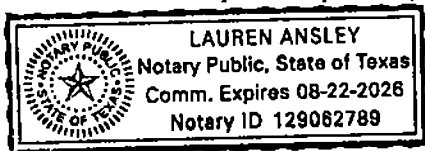
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COUNTY OF COLLIN

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This instrument was acknowledged before me on the 30th day of December, 2024, by Lauren Bradley of CMA, Manager for Bayside Commercial Property Owners 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: 202400264610

eRecording - Real Property

Recorded On: December 31, 2024 12:16 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: 202400264610
Receipt Number: 20241231000245
Recorded Date/Time: December 31, 2024 12:16 PM
User: Natasha R
Station: Cc139

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