

Denton County
Juli Luke
County Clerk

Instrument Number: 136993

ERecordings-RP

CERTIFICATE

Recorded On: December 18, 2024 11:06 AM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: \$41.00

***** 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: 136993
Receipt Number: 20241218000201
Recorded Date/Time: December 18, 2024 11:06 AM
User: Maria L
Station: Station 17

Record and Return To:

Corporation Service Company



STATE OF TEXAS
COUNTY OF DENTON

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 Denton County, Texas.

Juli Luke
County Clerk
Denton County, TX

**MANAGEMENT CERTIFICATE
FOR
THE TRIBUTE**

STATE OF TEXAS
COUNTY OF DENTON

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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 Tribute Owners Association, Inc.

1. The names of the subdivision are: (See Subdivision and Recording Data).
2. The name of the association is The Tribute Owners Association, Inc.
3. The recording data for the subdivisions follows:

<u>Subdivision</u>	<u>Recording Data</u>
Balmerino at Tribute Phase 1	Final Plat filed in Cabinet X, Pages 817-820 on 6/20/2007.
Balmerino at Tribute Phase 2	Final Plat filed as Document #2012-142 on 6/29/2012.
Balmerino at Tribute Phase 3	Final Plat filed as Document # 2016-2089 on 08/09/2016.
The Gardens at Tribute Phase 1	Final Plat filed in Cabinet X, Pages 698-701 on 5/9/2007.
The Gardens at Tribute Phase 2	Final Plat filed as Document # 2015-441 on 11/19/2015.
The Lochs at Tribute Phase 1A	Final Plat filed in Cabinet X, Pages 693-694 on 5/9/2007.
The Lochs at Tribute Phase 1B	Final Plat filed in Cabinet X, Pages 706-708 on 5/9/2007.
The Lochs at Tribute Phase 2	Final Plat filed as Document 2014-86 on 3/11/2014.
The Lochs at Tribute Phase 3	Final Plat filed as Document # 2016-2101 on 08/11/2016.
Aberdeen at Tribute Phase 1	Final Plat filed in Cabinet X, Pages 695-697 on 5/9/2007.
Aberdeen at Tribute Phase 2	Final Plat filed as Document #2012-141 on 6/29/2012.
Aberdeen at Tribute Phase 3	Final Plat filed as Document # 2014-388 on 11/20/2014.
The Glen at Tribute Phase 1	Final Plat filed in Cabinet X, Pages 702-705 on 5/9/2007.
The Glen at Tribute Phase 2	Final Plat filed as Document # 2014-385 on 11/19/2014.
Stonehaven at Tribute Phase 1	Final Plat filed as Document # 2014-283 on 07/31/2014.
Stonehaven at Tribute Phase 2	Final Plat filed as Document # 2015-342 on 09/02/2015.
Tullamore Meadows at Tribute, Phase 1	Final Plat filed as Document # 2014-386 on 11/19/2014.
Tullamore Meadows at Tribute, Phase 2A	Final Plat filed as Document # 2016-2088 on 08/09/2016.
Tullamore Meadows at Tribute, Phase 2B	Final Plat filed as Document # 2016-2246 on 12/12/2016.
Somerset at Tribute	Final Plat filed as Document # 2016-2245 on 12/12/2016.
Waterford Point Phase 1	Final Plat filed as Document # 2017-56 on 02/08/2017.

Waterford Point Phase 2	Final Plat filed as Document # 2018-91 on 02/20/2018.
Waterford Point Phase 2B	Final Plat filed as Document # 2018-90 on 02/20/2018.
Waterford Point Phase 3	Final Plat filed as Document # 2019-95 on 02/27/2019.
Waterford Point Phase 4	Final Plat filed as Document # 2020-354 on 10/09/2020.
Westbury at Tribute Phase 1A	Final Plat filed as Document # 2016-2219 on 11/17/2016.
Westbury at Tribute Phase 1B	Final Plat filed as Document # 2016-2220 on 11/17/2016.
Westbury at Tribute Phase 1C1	Final Plat filed as Document # 2016-2218 on 11/17/2016.
Westbury at Tribute Phase 2	Final Plat filed as Document # 2017-57 on 02/08/2017.
Westbury at Tribute Phase 3A	Final Plat filed as Document # 2019-220 on 05/15/2019.
Westbury at Tribute Phase 3B	Final Plat filed as Document # 2019-219 on 05/15/2019.
Westbury at Tribute Phase 4	Final Plat filed as Document # 2021-486 on 12/28/2021.
Westbury at Tribute Phase 5	Final Plat filed as Document # 2021-92 on 03/10/2021.
Westbury at Tribute Phase 6	Final Plat filed as Document # 2023-320 on 09/13/2023.
Beach Club at Tribute	Final Plat filed as Document # 2020-64 on 02/12/2020.
Chelsea Green at The Tribute	Final Plat filed as Document # 2024-58 on 02/16/2024.

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

Instrument and Recording Data

Declaration of Covenants, Conditions and Restrictions for The Tribute Owners Association, Inc., Recorded in the Property Records of Denton County, Texas as Instrument #2007-61356 on 512512007.

Supplemental Declaration for The Tribute Owners Association, Recorded in the Property Records of Denton County, Texas as Instrument # 2007-88737 on 07/28/2007.

First Amendment to the Declaration of Covenants, Conditions and Restrictions for The Tribute Owners Association, Inc., Recorded in the Property Records of Denton County, Texas as Instrument #2007-103180 on 8/27/2007.

Second Amendment to the Declaration of Covenants, Conditions and Restrictions for The Tribute Owners Association, Inc., Recorded in the Property Records of Denton County, Texas as Instrument #2008-7204 on 01/23/2008.

Third Amendment to the Declaration of Covenants, Conditions and Restrictions for The Tribute Owners Association, Inc., Recorded in the Property Records of Denton County, Texas as Instrument #208-700033 on 06/26/2008.

Fourth Amendment to the Declaration of Covenants, Conditions and Restrictions for The Tribute Owners Association, Inc., Recorded in the Property Records of Denton County, Texas as Instrument #47901 on 04/22/2009.

Fifth Amendment to the Declaration of Covenants, Conditions and Restrictions for The Tribute Owners Association, Inc., Recorded in the Property Records of Denton County, Texas as Instrument #2009-97197 on 08/11/2009.

Sixth Amendment to the Declaration of Covenants, Conditions and Restrictions for The Tribute Owners

Association, Inc., Recorded in the Property Records of Denton County, Texas as Instrument #2013-59539 on 5/17/2013.

Seventh Amendment to the Declaration of Covenants, Conditions and Restrictions for The Tribute Owners Association, Inc., Recorded in the Property Records of Denton County, Texas as Instrument #2012-92556 on 8/21/2012.

Eighth Amendment to the Declaration of Covenants, Conditions and Restrictions for The Tribute Owners Association, Inc., Recorded in the Property Records of Denton County, Texas as Instrument #2013-114271 on 9/12/2013.

Supplemental Declaration (Additional Property) to Declaration of Covenants, Conditions and Restrictions for The Tribute Owners Association, Inc., Recorded in the Property Records of Denton County, Texas as Instrument #2014-57638 on 6/18/2014.

Tenth Amendment to the Declaration of Covenants, Conditions and Restrictions for The Tribute Owners Association, Inc., Recorded in the Property Records of Denton County, Texas as Instrument # 46623 on 04/21/2017.

Supplemental Declaration to Declaration of Covenants, Conditions and Restrictions for The Tribute Owners Association, Inc. Recorded in the Property Records of Denton County, Texas as Instrument # 10186 on 01/24/2020.

Eleventh Amendment to the Declaration of Covenants, Conditions and Restrictions for The Tribute Owners Association, Inc. Recorded in the Property Records of Denton County, Texas as Instrument # 49045 on 04/15/2020.

Supplemental Declaration to Declaration of Covenants, Conditions and Restrictions for The Tribute Owners Association, Inc. Recorded in the Property Records of Denton County, Texas as Instrument # 29931 on 03/22/2024.

First Amended Supplemental Declaration to Declaration of Covenants, Conditions and Restrictions for The Tribute Owners Association, Inc. Recorded in the Property Records of Denton County, Texas as Instrument # 114342 on 10/22/2024.

5. The Tribute Owners 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@cnamanagement.com and the association's website is www.cnamanagement.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
 - Community Benefit Fund (CBF) fee: 1% of purchase price from builder or declarant or .5% of purchase price on all other sales
 - Manual Processing Fee: \$125.00
 - Working Capital: \$250.00 (1st owner purchase) \$500.00 (if purchase is from bank foreclosure)
 - Reserve Fund Capitalization: \$200.00 (1st owner purchase)
 - Chelsea Green Townhome Area Only: Working Capital (2 months dues) \$500, in addition to regular working capital
 - Chelsea Green Townhome Area Only: Reserve Contribution (2 months dues) \$500, in addition to regular reserve contribution
 - Ownership Transfer Fee: \$250
 - Foreclosure Transfer Fee: \$300

IN WITNESS WHEREOF, this Management Certificate is hereby executed by its duly authorized agent on this 12th day of December, 2024.

THE TRIBUTE OWNERS 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 12th day of December, 2024, by Kayn Bradley of CMA, Manager for The Tribute 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