

  
MARY LOUISE NICHOLSON  
COUNTY CLERK

## MANAGEMENT CERTIFICATE FOR NORTHPOINTE

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 Northpointe Residential Community, Inc.

1. The name of the subdivision is Northpointe.
2. The name of the association is Northpointe Residential Community, Inc.
3. The recording data for the subdivisions follows:

Subdivision

Recording Data

Northpointe Phase 1A	Final Plat filed as Document #D221002835 on 1/6/2021.
Northpointe Phase 1A Correction Plat	Final Plat filed as Document #D221209451 on 07/21/2021.
Northpointe Phase 1B	Final Plat filed as Document #D221180251 on 6/23/2021.
Northpointe Phase 1B Correction Plat	Final Plat filed as Document # D221209817 on 07/21/2021.
Northpointe Phase 1B Correction Plat	Final Plat filed as Document # D222011950 on 01/13/2022.
Northpointe Phase 1B Correction Plat	Final Plat filed as Document # D222027080 on 01/31/2022.
Northpointe Phase 2	Final Plat filed as Document # D221355551 on 12/06/2021.
Northpointe Phase 3	Final Plat filed as Document # D222032030 on 02/03/2022.
Northpointe Phase 4	Final Plat filed as Document # D222089933 on 04/06/2022.
Northpointe Phase 5	Final Plat filed as Document # D222119980 on 05/09/2022.
Northpointe Phase 6	Final Plat filed as Document # D222149076 on 06/10/2022.
Northpointe Phase 7	Final Plat filed as Document # D222228846 on 09/16/2022.

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

Instrument and Recording Data

Declaration of Covenants, Conditions and Restrictions for Northpointe Residential Community, Inc., Recorded in the Property Records of Tarrant County, Texas as Document # D221010621 on 1/13/2021.

5. Northpointe Residential Community, 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](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:

- Working Capital: \$275.00 (all sales)
- Transfer Fee: \$175
- Foreclosure Transfer Fee: \$190

IN WITNESS WHEREOF, this Management Certificate is hereby executed by its duly authorized agent on this 12<sup>th</sup> day of December, 2023.

**NORTHPOINTE RESIDENTIAL COMMUNITY, INC.**

By: CMA, its Manager

By: \_\_\_\_\_

**ACKNOWLEDGMENT**

STATE OF TEXAS

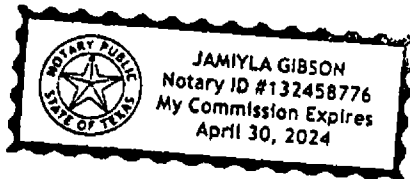
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COUNTY OF COLLIN

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This instrument was acknowledged before me on the 12 day of December, 2023, by Dustin Robinson of CMA, Manager for Northpointe Residential Community, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.

\_\_\_\_\_  
Notary Public, State of Texas



**AFTER RECORDING, RETURN TO:**

CMA, Inc.  
Attention: Lauren Ansley  
1800 Preston Park Boulevard, Suite 200  
Plano, Texas 75093