

**Denton County  
Juli Luke  
County Clerk**

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**Instrument Number:** 141505

ERecordings-RP

MISCELLANEOUS

**Recorded On:** December 31, 2024 11:56 AM

**Number of Pages:** 3

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**" Examined and Charged as Follows: "**

**Total Recording:** \$33.00

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**\*\*\*\*\* 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:** 141505  
**Receipt Number:** 20241231000303  
**Recorded Date/Time:** December 31, 2024 11:56 AM  
**User:** Arie G  
**Station:** Station 24

**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  
LINDEN HILLS**

STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF DENTON

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Pursuant to the provisions of Section 209.004 of the Texas Property Code, the undersigned property owners' association hereby records this Management Certificate for Linden Hills Residential Community, Inc.

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

Subdivision

Recording Data

Linden Hills Phase 1

Final Plat filed as Document #2021-297 on 7/29/2021.

Linden Hills Phase 2

Final Plat filed as Document # 2022-158 on 04/26/2022.

Linden Hills Phase 2A

Final Plat filed as Document # 2022-169 on 05/22/2022.

Linden Hills Phase 3

Final Plat filed as Document # 2023-62 on 02/28/2023.

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

Instrument and Recording Data

Declaration of Covenants, Conditions and Restrictions for Linden Hills Residential Community, Inc., Recorded in the Property Records of Denton County, Texas as Document # 215315 on 12/31/2020.

Adoption of Working Capital Assessment for Linden Hills Residential Community, Inc., Recorded in the Property Records of Denton County, Texas as Document #215431 on 12/31/2020.

Community Manual for Linden Hills Residential Community, Inc., Recorded in the Property Records of Denton County, Texas as Document #215432 on 12/31/2020.

First Supplement to Community Manual for Linden Hills Residential Community, Inc., Recorded in the Property Records of Denton County, Texas as Document #158444 on 8/31/2021.

First Amendment to Declaration of Covenants, Conditions and Restrictions for Linden Hills Residential Community, Inc., Recorded in the Property Records of Denton County, Texas as Document # 164949 on 9/9/2021.

5. Linden Hills 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 Blvd., Suite 200, Plano, TX 75093. For association information, the phone number is 972-943-2820, the email address is [closing@cnamanagement.com](mailto:closing@cnamanagement.com) and the association's website is [www.cnamanagement.com](http://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
- Working Capital: \$300.00
- Transfer Fee: \$250
- Foreclosure Transfer Fee: \$300

IN WITNESS WHEREOF, this Management Certificate is hereby executed by its duly authorized agent on this 30<sup>th</sup> day of December, 2024.

LINDEN HILLS RESIDENTIAL COMMUNITY, INC.

By: CMA, its Manager

By: Karen Bradley

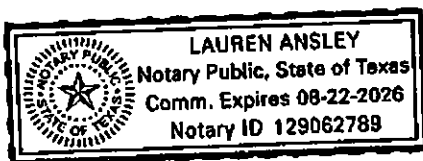
**ACKNOWLEDGMENT**

STATE OF TEXAS

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COUNTY OF COLLIN

This instrument was acknowledged before me on the 30<sup>th</sup> day of December, 2024, by Karen Bradley of CMA, Manager for Linden Hills Residential Community, 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