

**Denton County
Juli Luke
County Clerk**

Instrument Number: 141383

ERecordings-RP

HOA MANAGEMENT CERTIFICATE

Recorded On: December 31, 2024 09:53 AM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$33.00

******* 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: 141383
Receipt Number: 20241231000153
Recorded Date/Time: December 31, 2024 09:53 AM
User: Calinda B
Station: Station 20

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
COBB FARM**

STATE OF TEXAS

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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 Cobb Farm Homeowners Association, Inc.

1. The name of the subdivision is Cobb Farm.
2. The name of the association is Cobb Farm Homeowners Association, Inc.
3. The recording data for the subdivisions follows:

Subdivision

Recording Data

Cobb Farm Phase 1

Final Plat filed in Cabinet X, Pages 408-410 on 6/25/2010.

Cobb Farm Phase 2

Final Plat filed as Document # 2011-30 on 2/14/2011.

Emerson Estates Phase 1

Final Plat filed as Document # 2014-20 on 2/28/2014.

Emerson Estates Phase 2

Final Plat filed as Document # 2015-356 on 9/11/2015.

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

Instrument and Recording Data

Declaration of Covenants, Conditions and Restrictions for Cobb Farm Homeowners Association, Inc., Recorded in the Property Records of Denton County, Texas as Document # 2007-41229 on 4/9/2007.

First Amendment to Declaration of Covenants, Conditions and Restrictions for Cobb Farm Homeowners Association, Inc., Recorded in the Property Records of Denton County, Texas as Document # 2007-103921 on 8/8/2007.

First Supplement to Declaration of Covenants, Conditions and Restrictions for Cobb Farm (Phase 2) Homeowners Association, Inc., Recorded in the Property Records of Denton County, Texas as Document # 2011-81588 on 8/31/2011.

Amendment to Declaration of Covenants, Conditions and Restrictions (Mailbox Criteria) for Cobb Farm Homeowners Association, Inc., Recorded in the Property Records of Denton County, Texas as Document # 2014-116000 on 11/14/2014.

5. Cobb Farm Homeowners 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 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
 - Reserve Contribution: \$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 30th day of December, 2024.

COBB FARM HOMEOWNERS ASSOCIATION, INC.

By: CMA, its Manager

By: Karyn Beadley

ACKNOWLEDGMENT

STATE OF TEXAS

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COUNTY OF COLLIN

This instrument was acknowledged before me on the 30th day of December, 2024, by Karyn Beadley of CMA, Manager for Cobb Farm Homeowners 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