


 MARY LOUISE NICHOLSON
 COUNTY CLERK

MANAGEMENT CERTIFICATE FOR WHEELER RIDGE

STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TARRANT

§

§

Pursuant to the provisions of Section 209.004 of the Texas Property Code, the undersigned property owners' association hereby records this Management Certificate for Wheeler Ridge Homeowners' Association, Inc.

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

SubdivisionRecording Data

Wheeler Ridge Phase I

Final Plat filed in Cabinet U, Page 827-829 on 1/15/2003.

Wheeler Ridge Phase II

Pending Recorded Plat.

Wheeler Ridge Phase III

Amending Plat filed in Cabinet W, Page 538-540 on 9/1/2005.

Wheeler Ridge Phase IV

Amending Final Plat filed in Cabinet W, Page 901-903 on 3/10/06.

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

Instrument and Recording Data

Declaration of Covenants, Conditions and Restrictions for Wheeler Ridge Residential Phase I, Recorded in the Property Records of Tarrant County, Texas on 8/12/98.

First amendment to the Declaration of Covenants, Conditions and Restrictions for Wheeler Ridge Residential Phase I, Recorded in the Property Records of Tarrant County, Texas on 4/9/99.

First amendment to the Notice of Filing of Dedicatory Instruments for Wheeler Ridge Residential, Recorded in the Property Records of Tarrant County, Texas Document # 2009-79018 on 06/30/09.

Annexation and amendment to the Declaration of Covenants, Conditions and Restrictions for Wheeler Ridge, Recorded in the Property Records of Tarrant County, Texas as Instrument Number 2004-135207 on 10/14/2004.

Second annexation and amendment to the Declaration of Covenants, Conditions and Restrictions for Wheeler Ridge, Recorded in the Property Records of Tarrant County, Texas as Instrument Number 2006-15739 on 2/9/06.

Third annexation and amendment to the Declaration of Covenants, Conditions and Restrictions for Wheeler Ridge, Recorded in the Property Records of Tarrant County, Texas as Instrument Number D207034431 on 1/31/2007.

5. Wheeler Ridge 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 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 26th day of December, 2024.

WHEELER RIDGE HOMEOWNERS ASSOCIATION, INC.

By: CMA, its Manager

By: _____

Karen Bradley

ACKNOWLEDGMENT

STATE OF TEXAS

§
§
§

COUNTY OF COLLIN

This instrument was acknowledged before me on the 26th day of December, 2024, by Karen Bradley of CMA, Manager for Wheeler Ridge 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

