

**MANAGEMENT CERTIFICATE
FOR
LAS COLINAS FAIRWAY VISTA**

STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF DALLAS

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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 Las Colinas Fairway Vista Owners Association, Inc.

1. The name of the subdivision is Las Colinas Fairway Vista.
2. The name of the association is Las Colinas Fairway Vista Owners Association, Inc.
3. The recording data for the subdivisions follows:

Subdivision

Recording Data

Fairway Vista at Las Colinas Phase I

Final Plat filed in Volume 98045, Page 106 on 3/6/1998.

Fairway Vista at Las Colinas Phase 2

Final Plat filed in Volume 2000224, Page 1539 on 11/16/2000.

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

Instrument and Recording Data

Declaration of Covenants, Conditions and Restrictions for Las Colinas Fairway Vista Owners Association, Inc., Recorded in the Property Records of Dallas County, Texas in Volume 99027, Pages 00067-00113 on 2/10/1999.

First Amendment to Declaration of Covenants, Conditions and Restrictions for Las Colinas Fairway Vista Owners Association, Inc., Recorded in the Property Records of Dallas County, Texas in Volume 99217, Pages 5322-5326 on 11/5/1999.

Second Amendment to Declaration of Covenants, Conditions and Restrictions for Las Colinas Fairway Vista Owners Association, Inc., Recorded in the Property Records of Dallas County, Texas as Document #201900153499 on 6/14/2019.

Amendment of Annexation of Phase 2 to Declaration of Covenants, Conditions and Restrictions for Las Colinas Fairway Vista Owners Association, Inc., Recorded in the Property Records of Dallas County, Texas as Document #200101626678 on 12/6/2001.

Amendment to Declaration of Covenants, Conditions and Restrictions for Las Colinas Fairway Vista Owners Association, Inc., Recorded in the Property Records of Dallas County, Texas as Document #200503206200 on 1/13/2005.

5. Las Colinas Fairway Vista Owners 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 30th day of December, 2024.

LAS COLINAS FAIRWAY VISTA OWNERS ASSOCIATION, INC.

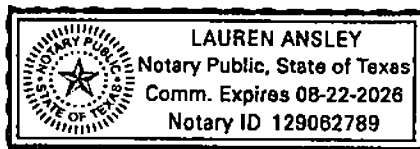
By: CMA, its Manager

By: Kaelyn Bradley

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 Kaelyn Bradley of CMA, Manager for Las Colinas Fairway Vista 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

**Dallas County
John F. Warren
Dallas County Clerk**

Instrument Number: 202400264767

eRecording - Real Property

Recorded On: December 31, 2024 02:04 PM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$29.00

***** 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: 202400264767
Receipt Number: 20241231000349
Recorded Date/Time: December 31, 2024 02:04 PM
User: Kevin T
Station: CC123.dal.ccdc

Record and Return To:

CSC Global



**STATE OF TEXAS
COUNTY OF DALLAS**

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 Dallas County, Texas.

John F. Warren
Dallas County Clerk
Dallas County, TX