

VG-342-2021-160482

**Denton County
Juli Luke
County Clerk**

Instrument Number: 160482

Real Property Recordings

MISCELLANEOUS

Recorded On: September 01, 2021 02:19 PM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$34.00

******* 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.

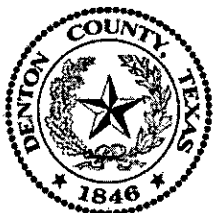
File Information:

Document Number: 160482
Receipt Number: 20210901000697
Recorded Date/Time: September 01, 2021 02:19 PM
User: Kerry H
Station: Station 3

Record and Return To:

CMA INC
1800 PRESTON PARK BLVD STE 200

PLANO TX 75093



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
TURNBERRY AT TROPHY CLUB**

STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF DENTON

§

§

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

1. The name of the subdivision is Turnberry at Trophy Club.
2. The name of the association is Turnberry at Trophy Club Homeowners Association, Inc.
3. The recording data for the subdivisions follows:

Subdivision

Recording Data

Turnberry at Trophy Club Phase I

Final Plat filed, Document Number 2008-109345, on 10/07/2008

The Highlands at Trophy Club
Neighborhood 3 Phase IA

Final Plat filed, Document Number 104164, on 08/29/2007

The Highlands at Trophy Club
Neighborhoods 3 & 4 Phase IB

Final Plat filed, Document Number 104171, on 08/29/2007

Turnberry at Trophy Club

Fence and Landscape Easement, Document Number 2008-113169, filed on 10/17/2008.

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

Instrument and Recording Data

5. Declaration of Covenants, Conditions and Restrictions for Turnberry at Trophy Club Homeowners Association, Inc. Recorded in the Property Records of Denton, Texas as Document # 2008-109345 on 10/07/2008.

First Amendment to the Declaration of Covenants, Conditions and Restrictions for Turnberry at Trophy Club, City of Westlake, Denton County, Texas, filed for record as Document No. 2009-10821, in the Real Property Records of Denton County, Texas.

Second Amendment to the Declaration of Covenants, Conditions and Restrictions for Turnberry at Trophy Club, City of Westlake, Denton County, Texas, filed for record as Document No. 2009-65472, in the Real Property Records of Denton County, Texas.

Third Amendment to the Declaration of Covenants, Conditions and Restrictions for Turnberry at Trophy Club, City of Westlake, Denton County, Texas, filed for record as Document No. 2011-124612, in the Real Property Records of Denton County, Texas.

5. Turnberry at Trophy Club Homeowner's Association, 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
 - Initiation Fee: \$150.00 (Builder to Owner & Owner to Owner)
 - Transfer Fee: \$175
 - Foreclosure Transfer Fee: \$190

IN WITNESS WHEREOF, this Management Certificate is hereby executed by its duly authorized agent on this 25th day of August, 2021.

TURNBERRY AT TROPHY CLUB HOMEOWNERS ASSOCIATION, INC.

By: CMA, its Manager

By: Lois A. Bray

ACKNOWLEDGMENT

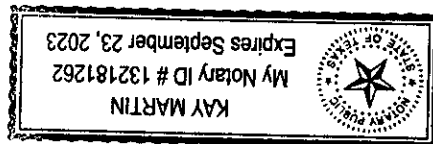
STATE OF TEXAS

§
§
§

COUNTY OF COLLIN

This instrument was acknowledged before me on the 25th day of August, 2021,

by Lois A. Bray of CMA, Manager for Turnberry at Trophy Club Homeowners Association, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.



Kay Martin
Notary Public, State of Texas

AFTER RECORDING, RETURN TO:

CMA, Inc.
Attention: Kathleen Dawsey
1800 Preston Park Boulevard, Suite 200
Plano, Texas 75093