

MANAGEMENT CERTIFICATE FOR BRIDGEWATER CROSSING

STATE OF TEXAS
COUNTY OF DALLAS

§
§

KNOW ALL MEN BY THESE PRESENTS:

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

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

Subdivision

Recording Data

Bridgewater Crossing

Final Plat filed, Document # 200910140100002610 on 10/14/2009.

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

Instrument and Recording Data

Declaration of Covenants, Conditions and Restrictions for Bridgewater Crossing Residential Community, Inc., Recorded in the Property Records of Dallas, Texas as Document # 20091014001269040 on 10/14/2009.

First Amendment to Declaration of Covenants, Conditions and Restrictions for Bridgewater Crossing Residential Community, Inc., Recorded in the Property Records of Dallas, Texas as Document # 20160623000792800 on 6/23/2006.

5. Bridgewater Crossing Residential Community, Inc., in c/o RTI/Community Management Association, 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@cinamanagement.com and the association's website is www.cinamanagement.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: \$750.00 (ALL SALES)
 - Reserve Contribution: \$741.75 = Three Months regular assessment (Every Owner Sale)
 - 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.

BRIDGEWATER CROSSING RESIDENTIAL COMMUNITY, 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 Bridgewater Crossing 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

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

Instrument Number: 202400262761

eRecording - Real Property

Recorded On: December 30, 2024 08:58 AM

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: 202400262761
Receipt Number: 20241227000704
Recorded Date/Time: December 30, 2024 08:58 AM
User: Marija H
Station: Cc138

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