



VG-364-2021-202100257086

Dallas County
John F. Warren
Dallas County Clerk

Instrument Number: 202100257086

Real Property Recordings

Recorded On: August 30, 2021 08:23 AM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$30.00

***** 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: 202100257086
Receipt Number: 20210830000060
Recorded Date/Time: August 30, 2021 08:23 AM
User: Hilga R
Station: CC13

Record and Return To:

CMA, INC.
1800 PRESTON PARK BLVD. STE. 200

PLANO TX 75093



STATE OF TEXAS

Dallas County

**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

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**MANAGEMENT CERTIFICATE
FOR
TERRACES OF LAS COLINAS TOWNHOMES**

STATE OF TEXAS
COUNTY OF DALLAS

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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 Terraces of Las Colinas Townhome Association, Inc.

1. The name of the subdivision is Terraces of Las Colinas Townhomes
2. The name of the association is Association name Home Owner's Association, Inc.
3. The recording data for the subdivisions follows:

Subdivision

Recording Data

Terraces of Las Colinas Residential Phases I&II

Final Plat filed as Document #201800277494 on 1/17/2018.

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

Instrument and Recording Data

Declaration of Covenants, Conditions and Restrictions for Terraces of Las Colinas Townhome Association, Inc., Recorded in the Property Records of Dallas County, Texas as Document # 201900011050 on 1/14/2019.

5. Terraces of Las Colinas Townhome 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
- Working Capital: \$200.00 (builder to owner, owner to owner)
- Initiation Fee: \$200.00 (developer to builder, builder to owner, owner to owner)
- Transfer Fee: \$175
- Foreclosure Transfer Fee: \$190
- Collect 2 months new owner assessment payable to HOA

The Las Colinas Association is the master Association for the Las Colinas Development. Anyone who purchases property within the deed restricted area of Las Colinas automatically becomes a member of and pays dues/assessments to Las Colinas Association in addition to paying dues/assessments to the Lakes of Las Colinas Homeowners Association."

IN WITNESS WHEREOF, this Management Certificate is hereby executed by its duly authorized agent on this 12th day of August, 2021.

TERRACES OF LAS COLINAS TOWNHOME ASSOCIATION, INC.

By: CMA, its Manager

By: 

ACKNOWLEDGMENT

STATE OF TEXAS

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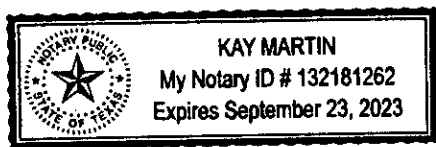
COUNTY OF COLLIN

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This instrument was acknowledged before me on the 12th day of August, 2021,

by Steven Jimmerson of CMA, Manager for Terraces of Las Colinas Townhome Association, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.




Notary Public, State of Texas

AFTER RECORDING, RETURN TO:

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