

  
MARY LOUISE NICHOLSON  
COUNTY CLERK

**MANAGEMENT CERTIFICATE  
OF  
CARRELL HILLS RESIDENTIAL COMMUNITY, INC.**

The undersigned, being an officer or managing agent of Carrell Hills Residential Community, Inc., a Texas nonprofit corporation (the "**Association**"), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Carrell Hills.
2. The name of the Association: Carrell Hills Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property located in Tarrant County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Carrell Hills, recorded under Document No. D224050607 in the Official Public Records of Tarrant County, Texas, as the same may be amended from time to time (the "**Declaration**").
4. The recording data for the Declaration and any amendments thereto: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the Association: Carrell Hills Residential Community, Inc., c/o CMA Management, 1800 Preston Park Blvd., Suite 200, Plano, Texas 75093.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	Carrell Hills Residential Community, Inc. c/o RTI/Community Management Associates, Inc.
Mailing Address:	1800 Preston Park Blvd., #200, Plano, TX 75093
Attn:	Community Manager
Telephone Number:	972-943-2820
Email Address:	<u><a href="mailto:closing@cmamanagement.com">closing@cmamanagement.com</a></u>

7. Website to access the Association's dedicatory instruments:  
[www.cmamanagement.com](http://www.cmamanagement.com)
8. Amount and description of fees related to property transfer in the subdivision:

The Association fees are in the following amounts:

Working Capital Assessment	-	\$175.00
Transfer Fee	-	\$175.00
Resale Certificate Fee:	-	
Statement of Account	-	\$129.00
Full Resale Certificate	-	\$375.00

The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

*[SIGNATURE PAGE FOLLOWS]*

EXECUTED to be effective on the date this instrument is Recorded.

**CARRELL HILLS RESIDENTIAL COMMUNITY, INC.,**  
a Texas nonprofit corporation

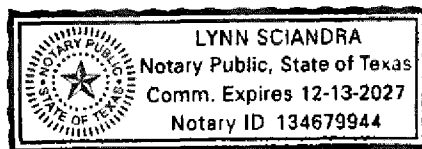
By: Max Bryant  
Printed Name: Max Bryant  
Title: President

STATE OF TEXAS                   §  
  §  
COUNTY OF Dallas           §

This instrument was acknowledged before me on the 25 day of March,  
2024, by Max Bryant, President of Carrell Hills Residential Community, Inc., a Texas nonprofit  
corporation, on behalf of said nonprofit corporation.

(SEAL)

Lynn Sciandra  
Notary Public Signature



**AFTER RECORDING RETURN TO:**

Kristi E. Stotts, Esq.  
Winstead PC  
401 Congress Ave., Suite 2100  
Austin, TX 78701  
Email: kstotts@winstead.com

ATTACHMENT 1

1. Declaration of Covenants, Conditions and Restrictions for Carrell Hills, recorded under Document No. D224050607 in the Official Public Records of Tarrant County, Texas, as the same may be amended from time to time.
2. Carrell Hills Community Manual, recorded under Document No. D224051164 in the Official Public Records of Tarrant County, Texas, as the same may be amended and/or supplemented from time to time.
3. Carrell Hills Adoption of Working Capital Assessment, recorded under Document No. D224051159 in the Official Public Records of Tarrant County, Texas.

\*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the Subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

ATTACHMENT 1

CARRELL HILLS RESIDENTIAL COMMUNITY, INC.,  
MANAGEMENT CERTIFICATE