

**Kaufman County
Laura Hughes
County Clerk**
Instrument Number: 2024-0033687

**Billable Pages: 3
Number of Pages: 4**

FILED AND RECORDED – REAL RECORDS	CLERKS COMMENTS
<p>On: 10/30/2024 at 10:25 AM</p> <p>Document Number: <u>2024-0033687</u></p> <p>Receipt No: <u>24-29598</u></p> <p>Amount: \$ <u>33.00</u></p> <p>Vol/Pg: <u>V:8725 P:403</u></p>	<p>E-RECORDING</p>



**STATE OF TEXAS
COUNTY OF KAUFMAN**

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the Official Public Records of Kaufman County, Texas.

Laura A. Hughes

Laura Hughes, County Clerk

Recorded By: Cortney Morris, Deputy

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.

Record and Return To:

HENRY ODDO AUSTIN & FLETCHER, P.C.
1717 MAIN STREET, SUITE 4600
DALLAS, TX 75201



AFTER RECORDING RETURN TO:

Judd A. Austin, Jr.

Henry Oddo Austin & Fletcher, P.C.

1717 Main Street

Suite 4600

Dallas, Texas 75201

STATE OF TEXAS §
 §
COUNTY OF KAUFMAN §

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE FOR
GATEWAY PARKS HOA, INC.**

This PROPERTY OWNERS' MANAGEMENT CERTIFICATE (this "*Certificate*") is made on behalf of the GATEWAY PARKS HOA, INC., a Texas non-profit corporation (the "*Association*").

W I T N E S S E T H :

WHEREAS, South Forney, LLC, a Texas limited liability company, in its capacity as Declarant, executed and previously placed of record that certain Gateway Parks Master Covenant [Residential], filed on July 13, 2016, and recorded under Instrument No. 2016-0013415, filed in the Official Public Records of Kaufman County, Texas (the "Declaration"), as supplemented or amended, is incorporated herein for all purposes.

WHEREAS, the Association has caused this Certificate to be prepared and filed in accordance with the provisions of the Texas Residential Property Owners Protection Act as provided in Section 209.004 of the Texas Property Code.

NOW, THEREFORE, the undersigned hereby certifies as follows on behalf of the Association:

1. **Name of the Subdivisions.** The name of the subdivision which is the subject of the Declaration are Gateway Parks Addition Phase 1A, Phase 1B, Phase 2A, Phase 2B, Phase 3, Phase 4A, Phase 4B, Phase 6 and Phase 7.

2. **Name and Mailing Address of the Association.** The name of the Association is Gateway Parks HOA, Inc. and its mailing address is c/o Capital Consultants Management Corporation ("*CCMC*"), 7800 N. Dallas Parkway, Suite 450, Plano, TX 75024.

3. **Recording Data for the Subdivision.** The recording data for the subdivision is that certain Plat recorded as Instrument No. 2016-0025458 (Phase 1A) and Instrument No. 2017-0018255 (Phase 1B), Instrument No. 2017-0027942 (Phase 2A and 2B), Instrument No. 2019-

0032901 (Phase 3), Instrument No. 2023-0015140 (Phase 4A), Instrument No. 2023-0005187 (Phase 4B), Instrument No. 2019-0032905 (Phase 6), Instrument No. 2023-0018898 (Phase 7) in the Official Public Records of Kaufman County, Texas, as amended or re-platted.

4. **Recording Data for the Declaration.** The recording data for the Declaration is recorded as Instrument No. 2016-0013415, along with any and all amendments and supplements recorded in the Official Public Records of Kaufman County, Texas.

5. **Name of and Contact Information for the Association or the Managing Agent of the Association.** The current mailing address for the Association is c/o CCMC, 7800 N. Dallas Parkway, Suite 450, Plano, TX 75024; the telephone number is 469-246-3500; the facsimile number is 469-246-3501; and the e-mail address is ccmctx@ccmcnet.com.

6. **Website.** The Association's website may be found at www.mygatewayparks.com.

7. **Fees Due Upon Property Transfer.** Fees charged relating to a property transfer are:

Type of Property Transfer	Fee
Resale Trustee/Lender Sale	\$375.00 per transaction
Refinance/Lien Estoppel	\$200.00 per transaction
Resale Disclosure/Lien Estoppel	\$375.00 per Lot; \$50.00 per Lot (Developer to Builder)
Lender Questionnaire Fee – Standard	\$200.00
Lender Questionnaire Fee – Custom	\$300.00
Resale Disclosure Update	\$75.00

8. **Resale Certificates.** Resale Certificates may be requested by contacting the Association c/o HomeWiseDocs via www.ccmnet.com or www.homewisedocs.com. The phone number for HomeWiseDocs is (866) 925-5004. Alternatively, you may contact the Arizona office for CCMC at 8360 East Via de Ventura, Building L, Suite 100, Scottsdale AZ 85258; telephone (480) 921-7500 or facsimile (480) 921-7564.

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed on behalf of the Association in compliance with Section 209.004 of the Texas Property Code and serves to replace all Management Certificates previously filed by the Association.

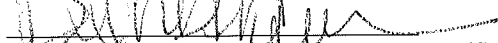
[SIGNATURE PAGE TO IMMEDIATELY FOLLOW]

ASSOCIATION:

GATEWAY PARKS HOA, INC.,
a Texas non-profit corporation

By: Capital Consultants Management
Corporation

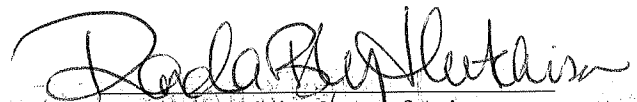
Its: Managing Agent

By: 
Delores Ferguson, Chief Customer Officer

STATE OF ARIZONA §
 §
COUNTY OF MARICOPA §

This instrument was acknowledged before me on the 15th day of October, 2024, by Delores Ferguson, Capital Consultants Management Corporation, the Managing Agent of Gateway Parks HOA, Inc., a Texas non-profit corporation.




Notary Public, State of Arizona
