

## MANAGEMENT CERTIFICATE FOR RIVERCHASE

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 Riverchase Owners Association, Inc.

1. The name of the subdivision is Riverchase.
2. The name of the association is Riverchase Owners Association, Inc.
3. The recording data for the subdivisions follows:

| <u>Subdivision</u>                       | <u>Recording Data</u>                                      |
|--|--|
| Northlake Woodlands East No. 10, Phase A | Final Plat filed in Volume 87144, Page 6796 on 7/28/1987.  |
| Northlake Woodlands East No. 10, Phase B | Final Plat filed in Volume 94121, Page 1540 on 6/24/1994.  |
| Northlake Woodlands East No. 10, Phase C | Final Plat filed in Volume 95170, Page 1 on 8/30/1995.     |
| Riverchase Estates                       | Final Plat filed in Volume 92225, Page 2567 on 10/14/1992. |
| Eagle Point Village at Riverchase        | Final Plat filed in Volume 93055, Page 43 on 3/22/1993.    |
| Fairways at Riverchase                   | Final Plat filed in Volume 93056, Page 2367 on 3/23/1993.  |
| River Ridge                              | Final Plat filed in Volume 95031, Page 2123 on 2/15/1995.  |
| Coppell Crossing                         | Final Plat filed in Volume 99105, Page 63 on 5/28/1999.    |
| The Hollows at Northlake Woodlands       | Final Plat filed in Volume 99158, Page 16 on 8/13/1999.    |

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

Instrument and Recording Data

Amended and Restated Declaration of Covenants, Conditions and Restrictions for Riverchase Owners Association, Inc., Recorded in the Property Records of Dallas County, Texas in Volume 85073, Page 4039 on 3/2/1995.

First Amendment to Amended and Restated Declaration of Covenants, Conditions and Restrictions for Riverchase Owners Association, Inc., Recorded in the Property Records of Dallas County, Texas in Volume 93119, Page 6111 on 6/21/1993.

Second Amendment to Amended and Restated Declaration of Covenants, Conditions and Restrictions for Riverchase Owners Association, Inc., Recorded in the Property Records of Dallas County, Texas in Volume 95065, Page 3437 on 4/4/1995.

Second Amendment to Amended and Restated Declaration of Covenants, Conditions and Restrictions for Riverchase Owners Association, Inc., Recorded in the Property Records of Dallas County, Texas in Volume 072, Page 8402 on 4/12/2005.

5. Riverchase Owners 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](mailto:closing@cmamanagement.com) and the association's website is [www.cmamanagement.com](http://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
- Transfer Fee: \$250
- Foreclosure Transfer Fee \$300

IN WITNESS WHEREOF, this Management Certificate is hereby executed by its duly authorized agent on this 30<sup>th</sup> day of December, 2024.

RIVERCHASE OWNERS ASSOCIATION, INC.

By: CMA, its Manager

By: Lauren Bradley

**ACKNOWLEDGMENT**

STATE OF TEXAS

§

COUNTY OF COLLIN

§

§

This instrument was acknowledged before me on the 30<sup>th</sup> day of December, 2024, by Lauren Bradley of CMA, Manager for Riverchase Owners Association, 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**

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**Instrument Number:** 202400264768

eRecording - Real Property

**Recorded On:** December 31, 2024 02:04 PM

**Number of Pages:** 3

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**" Examined and Charged as Follows: "**

Total Recording: \$29.00

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\*\*\*\*\* 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:** 202400264768  
**Receipt Number:** 20241231000275  
**Recorded Date/Time:** December 31, 2024 02:04 PM  
**User:** Kimberly G  
**Station:** CC144

**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