

**Denton County
Juli Luke
County Clerk**

Instrument Number: 137044

ERecordings-RP

NOTICE

Recorded On: December 18, 2024 11:41 AM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$33.00

******* 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: 137044
Receipt Number: 20241218000252
Recorded Date/Time: December 18, 2024 11:41 AM
User: Jessica S
Station: Station 9

Record and Return To:

Corporation Service Company



STATE OF TEXAS
COUNTY OF DENTON

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 Denton County, Texas.

Juli Luke
County Clerk
Denton County, TX

**MANAGEMENT CERTIFICATE
FOR
OAKBRIDGE AT FLOWER MOUND**

STATE OF TEXAS
COUNTY OF DENTON

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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 Oakbridge at Flower Mound Residential Community, Inc.

1. The name of the subdivision is Oakbridge at Flower Mound.
2. The name of the association is Oakbridge at Flower Mound Residential Community, Inc.
3. The recording data for the subdivisions follows:

Subdivision

Recording Data

Oakbridge at Flower Mound Phase I

Final Plat filed as Document #2017-476 on 11/20/2017.

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

Instrument and Recording Data

Declaration of Covenants, Conditions and Restrictions for Oakbridge at Flower Mound Residential Community, Inc., Recorded in the Property Records of Denton County, Texas as Document # 66505 on 6/5/2017.

5. Oakbridge at Flower Mound Residential Community 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
 - Amenity Reimbursement: \$250.00 (1st owner sale only)
 - Working Capital: \$1,500.00 (developer to owner & owner to owner)
 - Reserve Contribution: \$375.00 = to 3 months dues (developer to owner & owner to owner)
 - Transfer Fee: \$250
 - Foreclosure Transfer Fee: \$300

IN WITNESS WHEREOF, this Management Certificate is hereby executed by its duly authorized agent on this 11th day of December, 2024.

OAKBRIDGE RESIDENTIAL COMMUNITY, INC.

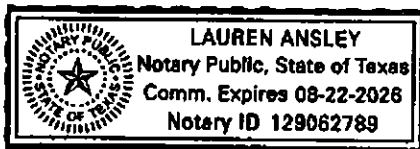
By: CMA, its Manager

By: Karen Bradley

ACKNOWLEDGMENT

STATE OF TEXAS §
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COUNTY OF COLLIN §

This instrument was acknowledged before me on the 11th day of December, 2024, by Karen Bradley of CMA, Manager for Oakbridge 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