



# MANAGEMENT CERTIFICATE FOR SADDLE STAR

STATE OF TEXAS           §  
                                     §  
COUNTY OF ROCKWALL   §

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 Saddle Star Homeowners Association, Inc.

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

Subdivision

Recording Data

Saddle Star South Estates Phase I

Final Plat filed as Document #20200000028575 on 11/23/2020.

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

Instrument and Recording Data

Declaration of Covenants, Conditions and Restrictions for Saddle Star Homeowners Association, Inc., Recorded in the Property Records of Rockwall County, Texas as Document # 20200000029281 on 12/2/2020.

First Amendment to the Declaration of Covenants, Conditions and Restrictions for Saddle Star Homeowners Association, Inc., Recorded in the Property Records of Rockwall County, Texas as Document # 20210000025013 on 9/14/2021.

5. Saddle Star Homeowners 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
  - Working Capital: \$250.00 (builder to owner & owner to owner)
  - Initiation Fee: \$25.00 (developer to builder & builder to owner & owner to owner)
  - Transfer Fee: \$175
  - Foreclosure Transfer Fee: \$190
  - Developer to Builder

Collect new owner prorated assessments payable to HOA

IN WITNESS WHEREOF, this Management Certificate is hereby executed by its duly authorized agent on this 16<sup>th</sup> day of September, 2021.

**SADDLE STAR HOMEOWNERS ASSOCIATION, INC.**

By: CMA, its Manager

By: *Teri Fertman*

**ACKNOWLEDGMENT**

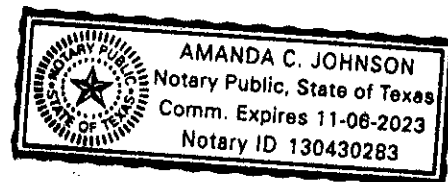
STATE OF TEXAS

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COUNTY OF COLLIN

This instrument was acknowledged before me on the 16<sup>th</sup> day of September, 2021, by *Teri Fertman* CMA, Manager for Saddle Star Homeowners Association, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.

*Amanda C. Johnson*  
Notary Public, State of Texas



**AFTER RECORDING, RETURN TO:**

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

Filed and Recorded  
Official Public Records  
Jennifer Fogg, County Clerk  
Rockwall County, Texas  
10/01/2021 08:30:17 AM  
\$30.00  
20210000026445



*Jennifer Fogg*