

MANAGEMENT CERTIFICATE FOR THOMAS PLACE

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 Thomas Place Owners' Association, Inc.

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

Subdivision

Recording Data

Thomas Place

Final Plat filed as Document #202000116905 on 5/6/2020.

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

Instrument and Recording Data

Declaration of Covenants, Conditions and Restrictions for Thomas Place Owners' Association, Inc., Recorded in the Property Records Dallas County, Texas as Document # 202000125792 on 5/18/2020.

First Amendment to Declaration of Covenants, Conditions and Restrictions for Thomas Place Owners' Association, Inc., Recorded in the Property Records Dallas County, Texas as Document # 202000192530 on 7/29/2020.

Second Amendment to Declaration of Covenants, Conditions and Restrictions for Thomas Place Owners' Association, Inc., Recorded in the Property Records Dallas County, Texas as Document # 202100003537 on 1/6/2021.

5. Thomas Place 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 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
 - Working Capital: \$350.00 (Dev to Bldr, Builder 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 30th day of December, 2024.

THOMAS PLACE OWNERS' ASSOCIATION, INC.

By: CMA, its Manager

By: Karen Bradley

ACKNOWLEDGMENT

STATE OF TEXAS

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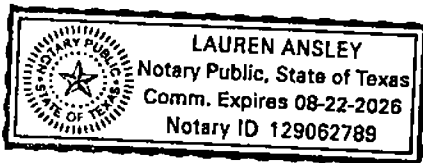
COUNTY OF COLLIN

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This instrument was acknowledged before me on the 30th day of December, 2024, by Karen Bradley of CMA, Manager for Thomas Place 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**

Instrument Number: 202400264714

eRecording - Real Property

Recorded On: December 31, 2024 01:18 PM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$29.00

******* 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: 202400264714
Receipt Number: 20241231000287
Recorded Date/Time: December 31, 2024 01:18 PM
User: Marija H
Station: Cc138

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