

MANAGEMENT CERTIFICATE FOR SOMERSET PARK

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 Somerset Park Community Association, Inc.

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

<u>Subdivision</u>	<u>Recording Data</u>
Somerset Park	Amending Final Plat filed on 01/30/2018 in Cabinet J, Pages 273-277.
Somerset Park Phase II	Final Plat filed on 08/28/2023 as document #20230000014285.

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

Instrument and Recording Data

Declaration of Covenants, Conditions and Restrictions for Somerset Park Community Association, Inc., Recorded in the Property Records of Rockwall County, Texas as Document # 20180000000817 on 01/16/2018.

Corrected Declaration of Covenants, Conditions and Restrictions for Somerset Park Community Association, Inc. Recorded in the Property Records of Rockwall County, Texas as Document 42# 20180000003215

5. Somerset Park Community 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: \$250.00 (1st owner & owner to owner)
 - Transfer Fee: \$250
 - Foreclosure Transfer Fee: \$300
 - Collect new owner prorated assessment payable to HOA

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

SOMERSET PARK COMMUNITY ASSOCIATION, INC.

By: CMA, its Manager

By: Kayn Beadley

ACKNOWLEDGMENT

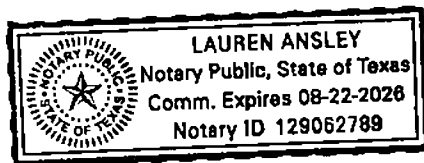
STATE OF TEXAS

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COUNTY OF COLLIN

This instrument was acknowledged before me on the 30th day of December, 2024, by Kayn Beadley of CMA, Manager for Somerset Park Community 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

Electronically Filed and Recorded
Official Public Records
Jennifer Fogg, County Clerk
Rockwall County, Texas
12/31/2024 10:19:15 AM
Fee: 29.00
Doc #: 20240000023120



Jennifer Fogg