

*Mary Louise Nicholson*  
MARY LOUISE NICHOLSON  
COUNTY CLERK

**MANAGEMENT CERTIFICATE  
FOR  
THE VILLAS AT OAK POINTE**

STATE OF TEXAS

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KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TARRANT

Pursuant to the provisions of Section 209.004 of the Texas Property Code, the undersigned property owners' association hereby records this Management Certificate for The Villas at Oak Pointe HOA, Inc.

1. The name of the subdivision is The Villas at Oak Pointe.
2. The name of the association is for The Villas at Oak Pointe HOA, Inc.
3. The recording data for the subdivisions follows:

<u>Subdivision</u>	<u>Recording Data</u>
The Villas at Oak Pointe	Final Plat filed in Cabinet A, Slides 12244-12245 on 10/11/2007.

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

Instrument and Recording Data

Declaration of Covenants, Conditions and Restrictions for The Villas at Oak Pointe HOA, Inc. Recorded in the Property Records of Tarrant County, Texas as Document # D208244166 on 6/25/2008.

Supplement to Declaration of Covenants, Conditions and Restrictions for The Villas at Oak Pointe HOA, Inc. Recorded in the Property Records of Tarrant County, Texas as Document # D214006297 on 1/10/2014.

First Amendment to Declaration of Covenants, Conditions and Restrictions for The Villas at Oak Pointe HOA, Inc. Recorded in the Property Records of Tarrant County, Texas as Document # D215054246 on 3/18/2015.

Second Amended and Restated Declaration of Covenants, Conditions & Restrictions for The Villas at Oak Pointe HOA, Inc. Recorded in the Property Records of Tarrant County, Texas as Document # D222239966 on 10/06/2022.

5. The Villas at Oak Pointe HOA, 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 26<sup>th</sup> day of December, 2024.

THE VILLAS AT OAK POINTE HOA, INC.

By: CMA, its Manager

By:                     *Karen Bradley*                    

**ACKNOWLEDGMENT**

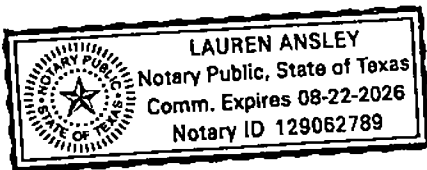
STATE OF TEXAS

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COUNTY OF COLLIN

This instrument was acknowledged before me on the 26<sup>th</sup> day of December, 2024, by *Karen Bradley* of CMA, Manager for The Villas at Oak Pointe HOA, 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