

MANAGEMENT CERTIFICATE FOR COTTONWOOD VALLEY

STATE OF TEXAS

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KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF DALLAS

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Pursuant to the provisions of Section 209.004 of the Texas Property Code, the undersigned property owners' association hereby records this Management Certificate for Cottonwood Valley Home Owners Association, Inc..

1. The name of the subdivision is Cottonwood Valley.
2. The name of the association is Cottonwood Valley Home Owners Association, Inc.
3. The recording data for the subdivisions follows:

Subdivision

Recording Data

Cottonwood Valley Phase I	Preliminary Final Plat filed as Volume 80017, Page 0001
Cottonwood Valley Phase II Installment I	Preliminary Final Plat filed as Volume 82152, Page 2739
Cottonwood Valley Phase II Installment IV	Preliminary Final Plat filed as Volume 85182, Page 3683
Cottonwood Valley Phase III Installment 1 & 2	Preliminary Final Plat filed as Volume 85244, Page 3426
Cottonwood Valley Phase III Installment 3	Final Plat filed as Volume 85182, Page 3651 on 9/17/1985
Cottonwood Valley Area LXIV	Final Plat filed in Volume 2004078, Page 00047 on 4/22/04

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

Instrument and Recording Data

Amended and Restated Declaration of Covenants, Conditions and Restrictions for Cottonwood Valley, Recorded as Document Number 20070105360 of the Deed Records of Dallas County, Texas on 3/23/07.

First Amendment To The Amended and Restated Declaration for Cottonwood Valley, Recorded as Document Number 201100303504 of the Deed Records of Dallas County, Texas on 11/18/2011

Second Amendment To The Amended and Restated Declaration for Cottonwood Valley, Recorded as Document Number 201200364899 of the Deed Records of Dallas County, Texas on 12/10/2012.

Second Amendment to the Amended and Restated Declaration for Cottonwood Valley (Corrected), Recorded as Document Number 202100355313 of the Deed Records of Dallas County, Texas on 11/30/2021.

5. Cottonwood Valley Home 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 Blvd., Suite 200, Plano, TX 75093. For association information, the phone number is 972-943-2820, the email address 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
- 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.

COTTONWOOD VALLEY HOME OWNERS ASSOCIATION, INC.

By: CMA, its Manager

By: _____

Karyn Bradley

ACKNOWLEDGMENT

STATE OF TEXAS

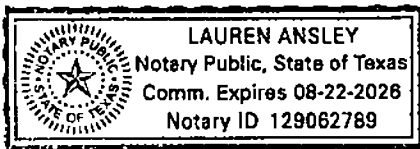
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COUNTY OF COLLIN

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This instrument was acknowledged before me on the 30th day of December, 2024, by Karyn Bradley of CMA, Manager for Cottonwood Valley Home Owners, 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: 202400264852

eRecording - Real Property

Recorded On: December 31, 2024 02:43 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: 202400264852
Receipt Number: 20241231000448
Recorded Date/Time: December 31, 2024 02:43 PM
User: Blanca M
Station: CC137.dal.ccdc

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