

MANAGEMENT CERTIFICATE FOR HUNTERS RIDGE

STATE OF TEXAS
COUNTY OF DALLAS

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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 Hunters Ridge Townhomes Association, Inc.

1. The name of the subdivision is Hunters Ridge.
2. The name of the association is Hunters Ridge Townhomes Association, Inc.
3. The recording data for the subdivisions follows:

Subdivision

Recording Data

Hunters Ridge Phase I

Final Plat filed as Document #20051600155 on 8/17/2005.

Hunters Ridge Phase II

Final Plat filed as Document #200600389405 on 10/19/2006.

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

Instrument and Recording Data

Declaration of Covenants, Conditions and Restrictions for Hunters Ridge Townhomes Association, Inc., Recorded in the Property Records of Dallas County, Texas as Document # 200503470437 on 8/15/2005.

Declaration of Restrictions for Hunters Ridge Townhomes Association, Inc., Recorded in the Property Records of Dallas County, Texas as Document #200503527374 on 9/30/2005.

First Supplemental Declaration of Restrictions and First Amendment to Declaration of Covenants, Condition and Restrictions for Hunters Ridge Townhomes Association, Inc., Recorded in the Property Records of Dallas County, Texas as Document #200900071621 on 3/11/2009.

5. Hunters Ridge Townhomes 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: \$200.00 (*Owner to Owner*)
 - Transfer Fee: \$250
 - Foreclosure Transfer Fee: \$300

The Las Colinas Association is the master Association for the Las Colinas Development. Anyone who purchases property within the deed restricted area of Las Colinas automatically becomes a member of and pays dues/assessments to Las Colinas Association in addition to paying dues/assessments to the Hunters Ridge Townhomes Association.

IN WITNESS WHEREOF, this Management Certificate is hereby executed by its duly authorized agent on this 26th day of December, 2024.

HUNTERS RIDGE TOWNHOMES ASSOCIATION, INC.

By: CMA, its Manager

By:

Karen Bradley

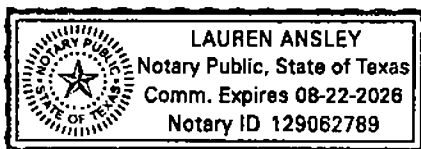
ACKNOWLEDGMENT

STATE OF TEXAS

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COUNTY OF COLLIN

This instrument was acknowledged before me on the 26th day of December, 2024, by Karen Bradley of CMA, Manager for Hunters Ridge Townhomes 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: 202400263397

eRecording - Real Property

Recorded On: December 30, 2024 02:48 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: 202400263397
Receipt Number: 20241230000338
Recorded Date/Time: December 30, 2024 02:48 PM
User: Tineka S
Station: CC151

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