

VG-342-2021-160488

**Denton County
Juli Luke
County Clerk**

Instrument Number: 160488

Real Property Recordings

MISCELLANEOUS

Recorded On: September 01, 2021 02:19 PM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$34.00

******* 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: 160488
Receipt Number: 20210901000697
Recorded Date/Time: September 01, 2021 02:19 PM
User: Kerry H
Station: Station 3

Record and Return To:

CMA INC
1800 PRESTON PARK BLVD STE 200

PLANO TX 75093



STATE OF TEXAS
COUNTY OF DENTON

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 Denton County, Texas.

Juli Luke
County Clerk
Denton County, TX

**MANAGEMENT CERTIFICATE
FOR
CHADWICK FARMS**

STATE OF TEXAS

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KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF DENTON

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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 Chadwick Farms Community Association, Inc.

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

Subdivision

Recording Data

Chadwick Farms Phase I, Sec. 1	Final Plat filed as Document #97431 on 8/8/2005.
Chadwick Farms Phase 1, Sec. 2	Final Plat filed as Document #97428 on 8/8/2005.
Chadwick Farms Phase 1, Sec. 5	Final Plat filed as Document #2011-50 on 3/16/2011.
Chadwick Farms Phase 1, Sec. 6	Final Plat filed as Document #2009-169 on 9/28/2010.
Chadwick Farms Phase 2, Sec. 3	Final Plat filed as Document #117747 on 9/22/2006.
Chadwick Farms Phase 2, Sec. 4	Final Plat filed as Document #125802 on 10/10/2006.
Chadwick Farms Phase 2, Sec. 6	Final Plat filed as Document #2014-81 on 3/3/2014.
Chadwick Farms Phase 3, Sec. 6	Final Plat filed as Document #2018-369 on 8/22/2018.

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

Instrument and Recording Data

Declaration of Covenants, Conditions and Restrictions for Chadwick Farms Community Association, Inc., Recorded in the Property Records of Denton County, Texas as Document # 2005-154227 on 12/3/2005.

Supplement to Declaration of Covenants, Conditions and Restrictions for Chadwick Farms Community Association, Inc., Phase 2, Section 3 Recorded in the Property Records of Denton County, Texas as Document # 2006-125821 on 10/10/2006.

Supplement to Declaration of Covenants, Conditions and Restrictions for Chadwick Farms Community Association, Inc., Phase 2, Section 4 Recorded in the Property Records of Denton County, Texas as Document # 2006-127581 on 10/16/2006.

5. Chadwick Farms 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: \$175.00 (bldr to owner)
 - Transfer Fee \$175
 - Foreclosure Transfer Fee \$190

IN WITNESS WHEREOF, this Management Certificate is hereby executed by its duly authorized agent on this 25th day of August, 2021.

CHADWICK FARMS ASSOCIATION, INC.

By: CMA, its Manager

By: Mary Michele Harris

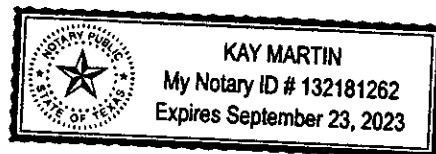
ACKNOWLEDGMENT

STATE OF TEXAS

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COUNTY OF COLLIN

This instrument was acknowledged before me on the 25th day of August, 2021, by Mary Michele Harris of CMA, Manager for Chadwick Farms Community Association, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.



Kay Martin
Notary Public, State of Texas

AFTER RECORDING, RETURN TO:

CMA, Inc.
Attention: Kathleen Dawsey
1800 Preston Park Boulevard, Suite 200
Plano, Texas 75093