


MARY LOUISE NICHOLSON
COUNTY CLERK

**MANAGEMENT CERTIFICATE
FOR
GRAND PENINSULA**

STATE OF TEXAS

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KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TARRANT

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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 Grand Peninsula Owners Association, Inc.

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

Subdivision

Recording Data

Lakeside at Grand Peninsula	Final Plat filed as Document #D202075751 on 3/18/2002.
Lakeside at Grand Peninsula Phase 2	Final Plat filed as Document #D202200854 on 7/22/2002.
The Landing at Grand Peninsula	Final Plat filed as Document #D202075750 on 3/18/2002.
The Landing at Grand Peninsula Phase 2	Final Plat filed as Document #D203426275 on 11/13/2003.
The Shores at Grand Peninsula	Final Plat filed as Document #D202075749 on 3/18/2002.
The Harbour at Grand Peninsula	Final Plat filed as Document #D203075428 on 3/3/2003.
The Harbour at Grand Peninsula Phase 2	Final Plat filed as Document #D203426249 on 11/13/2003.
The Bluffs at Grand Peninsula	Final Plat filed as Document #D204210289 on 7/7/2004.
The Bluffs at Grand Peninsula	Amended Final Plat filed as Document #D204360788 on 11/18/2004.
The Bluffs at Grand Peninsula Phase 2	Final Plat filed as Document #D205352862 on 11/28/2005.
The Bluffs at Grand Peninsula Phase 3	Final Plat filed as Document #D207244304 on 7/12/2007.
The Coast at Grand Peninsula	Final Plat filed at Document #D204210288 on 7/7/2004.
The Coast at Grand Peninsula Phase 2	Final Plat filed at Document #D207244303 on 7/12/2007.
The Coast at Grand Peninsula Phase 3	Final Plat filed at Document #D207244302 on 7/12/2007.
The Cove at Grand Peninsula	Final Plat filed as Document #D204210287 on 7/7/2004.
The Cove at Grand Peninsula	Amended Final Plat filed as Document #D204360787 on 11/18/2004.
The Cove at Grand Peninsula Phase 2	Final Plat filed as Document #D205352863 on 11/28/2005.
The Cove at Grand Peninsula Phase 3	Final Plat filed as Document #D205352864 on 11/28/2005.

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

Instrument and Recording Data

Declaration of Covenants, Conditions and Restrictions for Grand Peninsula Owners Association, Inc., Recorded in the Property Records of Tarrant County, Texas as Document # D202160504 on June 12, 2002.

First Amendment to Declaration of Covenants, Conditions and Restrictions for Grand Peninsula Owners Association, Inc., Recorded in the Property Records of Tarrant County, Texas as Document # D205327278 on November 2, 2005.

Second Amendment to Declaration of Covenants, Conditions and Restrictions for Grand Peninsula Owners Association, Inc., Recorded in the Property Records of Tarrant County, Texas as Document # D209256122 on September 25, 2009.

Third Amendment to Declaration of Covenants, Conditions and Restrictions for Grand Peninsula Owners Association, Inc., Recorded in the Property Records of Tarrant County, Texas as Document # D211097632 on April 26, 2011.

Fourth Amendment to Declaration of Covenants, Conditions and Restrictions for Grand Peninsula Owners Association, Inc., Recorded in the Property Records of Tarrant County, Texas as Document # D215078992 on 4/17/2015.

Fifth Amendment to Declaration of Covenants, Conditions and Restrictions for Grand Peninsula Owners Association, Inc., Recorded in the Property Records of Tarrant County, Texas as Document # D217010228 on January 17, 2017.

Sixth Amendment to Declaration of Covenants, Conditions and Restrictions for Grand Peninsula Owners Association, Inc., Recorded in the Property Records of Tarrant County, Texas as Document # D217277289 on December 1, 2017.

Seventh Amendment to Declaration of Covenants, Conditions and Restrictions for Grand Peninsula Owners Association, Inc., Recorded in the Property Records of Tarrant County, Texas as Document # D218278115 on December 20, 2018.

First Amendment to the Design Review Guidelines Exhibit "D" to the Declaration of Covenants, Conditions and Restrictions for Grand Peninsula Owners Association, Inc., Recorded in the Property Records of Tarrant County, Texas as Document # D203142516 on April 23, 2003.

Second Amendment to the Design Review Guidelines Exhibit "D" to the Declaration of Covenants, Conditions and Restrictions for Grand Peninsula Owners Association, Inc., Recorded in the Property Records of Tarrant County, Texas as Document # D217010227 on January 17, 2017.

Supplemental Declaration of Covenants, Conditions and Restrictions for Grand Peninsula Owners Association, Inc., Recorded in the Property Records of Tarrant County, Texas as Document # D216184271 on August 12, 2016.

Supplemental Declaration for Grand Peninsula Owners Association, Inc., The Bluffs at Grand Peninsula, Recorded in the Property Records of Tarrant County, Texas as Document # D204219867 on July 14, 2004.

Supplemental Declaration for Grand Peninsula Owners Association, Inc., The Bluffs at Grand Peninsula Phase 2 Recorded in the Property Records of Tarrant County, Texas as Document # D205382817 on December 27, 2005.

Supplemental Declaration for Grand Peninsula Owners Association, Inc., The Bluffs at Grand Peninsula Phase 3 Recorded in the Property Records of Tarrant County, Texas as Document # D207259242 on July 25, 2007.

Supplemental Declaration for Grand Peninsula Owners Association, Inc., The Coast at Grand Peninsula Recorded in the Property Records of Tarrant County, Texas as Document # D204219866 on July 14, 2004.

Supplemental Declaration for Grand Peninsula Owners Association, Inc., The Coast at Grand Peninsula Phase 2 and 3 Recorded in the Property Records of Tarrant County, Texas as Document # D207259241 on July 25, 2007.

Supplemental Declaration for Grand Peninsula Owners Association, Inc., The Cove at Grand Peninsula

Recorded in the Property Records of Tarrant County, Texas as Document # D204219865 on July 14, 2004.

Supplemental Declaration for Grand Peninsula Owners Association, Inc., The Cove at Grand Peninsula Phase 2
Recorded in the Property Records of Tarrant County, Texas as Document # D205382818 on December 27, 2005.

Supplemental Declaration for Grand Peninsula Owners Association, Inc., The Harbour at Grand Peninsula
Recorded in the Property Records of Tarrant County, Texas as Document # D203117686 on April 4, 2003.

Supplemental Declaration for Grand Peninsula Owners Association, Inc., The Harbour at Grand Peninsula Phase 2
Recorded in the Property Records of Tarrant County, Texas as Document # D203472835 on December 30, 2003.

Supplemental Declaration for Grand Peninsula Owners Association, Inc., The Landing at Grand Peninsula Phase 2
Recorded in the Property Records of Tarrant County, Texas as Document # D203472836 on December 30, 2003.

Supplemental Declaration for Grand Peninsula Owners Association, Inc., The Lakeside at Grand Peninsula Phase 2
Recorded in the Property Records of Tarrant County, Texas at Document #D203117688 on April 4, 2003.

Supplemental Declaration of Covenants, Conditions and Restrictions for Grand Peninsula Recorded in the Property
Records of Tarrant County, Texas as Document #D205378938 on December 20, 2005.

5. Grand Peninsula 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
 - Working Capital: \$150.00 (Owner to Owner Sale)
 - Reserve Contribution: \$100.00 (Owner to Owner Sale)
 - Annexation Fee (Builder to Owner Sales)- \$750
 - Transfer Fee: \$250
 - Foreclosure transfer fee: \$300

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

GRAND PENINSULA OWNERS ASSOCIATION, INC.

By: CMA, its Manager

By: _____

Karen Bradley

ACKNOWLEDGMENT

STATE OF TEXAS

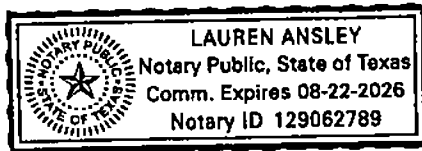
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COUNTY OF COLLIN

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This instrument was acknowledged before me on the 26th day of December, 2024,
by Karen Bradley of CMA, Manager for Grand Peninsula Owners 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