

**Grayson County  
Deana Patterson  
County Clerk  
Sherman, TX 75090**

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**Instrument Number:** 2024 - 35434

ERecordings-RP

**Recorded On:** December 31, 2024 11:42 AM

**Number of Pages:** 3

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**" Examined and Charged as Follows: "**

**Total Recording:** \$19.00

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**\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\***

Any provision herein which restricts the Sale, Rental or use of the described Document  
because of color or race is invalid and unenforceable under federal law.

**File Information:**

**Document Number:** 35434  
**Receipt Number:** 20241231000063  
**Recorded Date/Time:** December 31, 2024 11:42 AM  
**User:** Kenady P  
**Station:** CCLERK007

**Record and Return To:**

CSC Global  
100 W. Houston Ste. 17  
  
SHERMAN TX 75090



STATE OF TEXAS  
COUNTY OF GRAYSON

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 Grayson County, Texas.

Deana Patterson  
County Clerk  
Grayson County, TX

# MANAGEMENT CERTIFICATE FOR AUSTIN LANDING

STATE OF TEXAS

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KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF GRAYSON

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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 Grayson County Austin Landing Homeowners Association, Inc.

1. The name of the subdivision is Austin Landing.
2. The name of the association is Grayson County Austin Landing Homeowner's Association, Inc.
3. The recording data for the subdivisions follows:

SubdivisionRecording Data

Austin Landing Phase 1

Final Plat filed on 12/12/2006 as Document # 201280.

Austin Landing Phase 2

Final Plat filed on 09/04/2008 as Document #201073.

Austin Landing Phase 2A-1

Final Plat filed on 04/01/2016 as Document # 201677.

Austin Landing, Phase 3

Final Plat filed on 04/12/2018 as Document # 201843.

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

Instrument and Recording Data

Declaration of Covenants, Conditions and Restrictions for Grayson County Austin Landing Homeowner's Association, Inc., Recorded in the Property Records of Grayson County, Texas as Document # 00031300 on 12/28/2007.

First Amendment to Declarations of Covenants Conditions and Restrictions for Grayson County Austin Landing Homeowner's Association, Inc. Recorded in the Property Records of Grayson County, Texas as Document # 00009877 on 05/12/2012.

Second Amendment to Declarations of Covenants, Conditions, and Restrictions for Grayson County Austin Landing Homeowner's Association, Inc. Recorded in the Property Records of Grayson County, Texas as Document # 34003 on 10/13/2022.

5. Grayson County Austin Landing Homeowner's 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](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
  - Working Capital \$400.00

IN WITNESS WHEREOF, this Management Certificate is hereby executed by its duly authorized agent on this 30<sup>th</sup> day of December, 2024.

**GRAYSON COUNTY AUSTIN LANDING HOMEOWNER'S ASSOCIATION, INC.**

By: CMA, its Manager

By: Karen Bradley

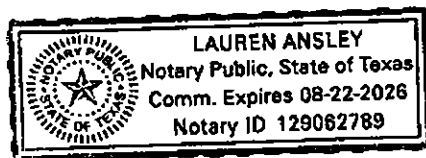
**ACKNOWLEDGMENT**

STATE OF TEXAS

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COUNTY OF COLLIN

This instrument was acknowledged before me on the 30<sup>th</sup> day of December, 2024, by Karen Bradley of CMA, Manager for Grayson County Austin Landing Homeowner's 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