

Denton County
Juli Luke
County Clerk

Instrument Number: 102221

ERecordings-RP

CERTIFICATE

Recorded On: September 23, 2024 08:54 AM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$33.00

***** 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: 102221
Receipt Number: 20240923000072
Recorded Date/Time: September 23, 2024 08:54 AM
User: Michael T
Station: Station 14

Record and Return To:

Corporation Service Company



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 THE PRESERVE

STATE OF TEXAS

§

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 The Preserve Justin Homeowners' Association, Inc.

1. The name of the subdivision is The Preserve.
2. The name of the association is The Preserve Justin Homeowners' Association, Inc.
3. The recording data for the subdivisions follows:

Subdivision

Recording Data

The Preserve Phase 1

Final Plat filed as Document # 2023-275.

The Preserve Amending Plat Phase 1

Final Plat filed as Document # 2023-319.

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

Instrument and Recording Data

Declaration of Covenants, Conditions and Restrictions for The Preserve Justin Homeowners' Association, Inc., Recorded in the Property Records of Denton County, Texas as Document # 98709 on 09/13/2023.

5. The Preserve Justin Homeowners' 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 \$175
 - Working Capital- \$240 (4 months of assessments)

IN WITNESS WHEREOF, this Management Certificate is hereby executed by its duly authorized agent on this 19th day of September, 2024.

THE PRESERVE JUSTIN HOMEOWNERS' ASSOCIATION, INC.

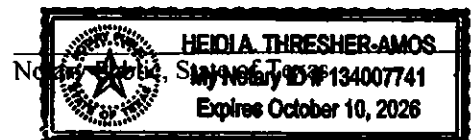
By: CMA, its Manager

By: Candace Davis

ACKNOWLEDGMENT

STATE OF TEXAS §
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COUNTY OF COLLIN §

This instrument was acknowledged before me on the 19th day of September, 2024, by Candace Davis of CMA, Manager for Association name Homeowner's Association, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.



AFTER RECORDING, RETURN TO:
CMA, Inc.
Attention: Lauren Ansley
1800 Preston Park Boulevard, Suite 200
Plano, Texas 75093