

Denton County
Juli Luke
County Clerk

Instrument Number: 140666

ERecordings-RP

HOA MANAGEMENT CERTIFICATE

Recorded On: December 30, 2024 10:19 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: 140666
Receipt Number: 20241230000221
Recorded Date/Time: December 30, 2024 10:19 AM
User: Calinda B
Station: Station 20

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 SCE

STATE OF TEXAS
COUNTY OF DENTON

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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 SCE Homeowners Association, Inc.

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

Subdivision

Recording Data

SCE Phase I

Final Plat filed as Document #2015-393 on 9/30/2015.

SCE Phase II

Final Plat filed as Document #2017-418 on 9/28/2017.

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

Instrument and Recording Data

Declaration of Covenants, Conditions and Restrictions for Shadow Creek Estates Addition, Recorded in the Property Records of Denton County, Texas as Document # 2015-128831 on 11/6/2015.

5. SCE 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 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: \$100.00 (Every Sale)
 - 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.

SCE HOMEOWNERS ASSOCIATION, INC.

By: CMA, its Manager

By: Lauren 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 Lauren Bradley of CMA, Manager for SCE Homeowners 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