

**MANAGEMENT CERTIFICATE  
FOR  
EMPORIUM ON LBJ**

STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF DALLAS

§

§

Pursuant to the provisions of Section 209.004 of the Texas Property Code, the undersigned property owners' association hereby records this Management Certificate for Emporium on LBJ Owners Association, Inc.

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

Subdivision Plat Recording Data

J.T. Nelms Survey & I. Thomas Survey

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

Instrument and Recording Data

Second Amended and Restated Declaration of Covenants, Conditions and Restrictions for Emporium on LBJ recorded at document #8228-0000000-0903, of Dallas County Deed Records, Texas, on February 12, 1993.

5. Emporium on LBJ 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 Boulevard, Suite 200, Plano, Texas 75093. For association information, the phone number is 972-943-2820, the email 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

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

EMPORIUM OWNERS ASSOCIATION, INC.

By: CMA, Manager

By: Karyn Bradley

**ACKNOWLEDGMENT**

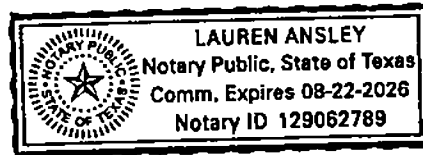
STATE OF TEXAS       §  
                                  §  
COUNTY OF COLLIN   §

This instrument was acknowledged before me on the 26<sup>th</sup> day of December, 2024, by Karyn Bradley of CMA, Manager for Emporium 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



**Dallas County  
John F. Warren  
Dallas County Clerk**

---

**Instrument Number:** 202400262409

eRecording - Real Property

Recorded On: December 27, 2024 12:21 PM

Number of Pages: 3

---

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

Total Recording: \$29.00

---

**\*\*\*\*\* 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: 202400262409  
Receipt Number: 20241227000313  
Recorded Date/Time: December 27, 2024 12:21 PM  
User: Kevin T  
Station: CC123.dal.ccdc

**Record and Return To:**

CSC Global



**STATE OF TEXAS  
COUNTY OF DALLAS**

**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 Dallas County, Texas.**

John F. Warren  
Dallas County Clerk  
Dallas County, TX