


MARY LOUISE NICHOLSON
COUNTY CLERK

**MANAGEMENT CERTIFICATE
FOR
VILLAGES OF SUNSET POINTE**

STATE OF TEXAS §
 §
COUNTY OF TARRANT §

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 Villages of Sunset Pointe Homeowners Association, Inc.

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

<u>Subdivision</u>	<u>Recording Data</u>
Villages of Sunset Pointe Phase I	Final Plat filed in Cabinet A, Slides 9270-9271 on 6/4/2004.
Villages of Sunset Pointe Phase II	Final Plat recorded as Document #D220055014 on 3/6/2020.

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

Instrument and Recording Data

Declaration of Covenants, Conditions and Restrictions for Villages of Sunset Pointe Homeowners Association, Inc., Recorded in the Property Records of Tarrant County, Texas as Document # D204394817 on 12/22/2004.

First Amendment to the Declaration of Covenants, Conditions and Restrictions for Villages of Sunset Pointe Homeowners Association, Inc., Recorded in the Property Records of Tarrant County, Texas as Document No. D206005995 on 12/30/2005.

Second Amendment to the Declaration of Covenants, Conditions and Restrictions for Villages of Sunset Pointe Homeowners Association, Inc., Recorded in the Property Records of Tarrant County, Texas as Document No. D207415055 on 11/20/2007.

Third Amendment to the Declaration of Covenants, Conditions and Restrictions for Villages of Sunset Pointe Homeowners Association, Inc., Recorded in the Property Records of Tarrant County, Texas as Document No. D212272935 on 11/05/2012.

5. Villages of Sunset Pointe, Homeowners Association in c/o RTI/Community Management Association, 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@cinamanagement.com and the association's website is www.cmanagement.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: \$250.00 (Developer to Owner, Builder to owner and Owner to Owner)
- 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.

VILLAGES OF SUNSET POINTE HOMEOWNERS ASSOCIATION, INC.

By: CMA, its Manager

By: _____

Kaelyn Bradley

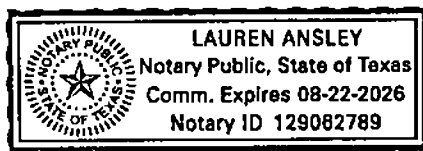
ACKNOWLEDGMENT

STATE OF TEXAS

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COUNTY OF COLLIN

This instrument was acknowledged before me on the 26th day of December, 2024, by Kaelyn Bradley of CMA, Manager for Villages of Sunset Pointe 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