

AFTER RECORDING RETURN TO:
Judd A. Austin, Jr.
Henry Oddo Austin & Fletcher, P.C.
1700 Pacific Avenue
Suite 2700
Dallas, Texas 75201

STATE OF TEXAS §
 §
COUNTY OF ROCKWALL §

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
FOR
COBBLESTONE FARMS HOMEOWNERS ASSOCIATION, INC.**

This PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE (this "Certificate") is made on behalf of COBBLESTONE FARMS HOMEOWNERS ASSOCIATION, INC., a Texas non-profit corporation (the "Association").

W I T N E S S E T H :

WHEREAS, Mariah Bay Development, Inc., a Texas corporation, as Declarant, previously placed of record that certain Declaration of Restrictive Covenants for Cobblestone Farms, City of Heath, Rockwall County, Texas (the "*Declaration*"), recorded in Volume 4026, Page 249, *et seq.*, and Instrument No. 2005-00329035 in the Official Public Records of Rockwall County, Texas, which Declaration, as supplemented or amended, is incorporated herein for all purposes.

WHEREAS, the Association has caused this Certificate to be prepared and filed in accordance with the provisions of the Texas Residential Property Owners Protection Act as provided in Section 209.004 of the Texas Property Code.

NOW, THEREFORE, the undersigned hereby certifies as follows on behalf of the Association:

1. **Name of the Subdivision.** The name of the subdivision which is the subject of the Declaration is Cobblestone Farms – Phases One and Two.

2. **Name and Mailing Address of the Association.** The name of the Association is Cobblestone Farms Homeowners Association, Inc., and its mailing address is c/o RealManage, P.O. Box 803555, Dallas, Texas 75380.

3. **Recording Data for the Subdivision.** The recording data for the subdivision is Cobblestone Farms, an Addition to the City of Heath, Rockwall County, Texas according to the Plat thereof recorded in Cabinet F, Pages 203 through 205, of the Map or Plat records of Rockwall County, Texas, together with Certificate of Correction filed on May 18, 2005, and filed in Volume 4015, Page 0031 of the Official Public Records of Rockwall County, Texas, as amended by that certain Amended Plat of Cobblestone Farms, Lot 9R and Lot 10R, recorded in Cabinet H, Pages 57 and 58, and Lots 12 through 16, inclusive, of Block A, and Lots 1 through 5, inclusive, of Block C, of Cobblestone Farms Phase 2, an Addition to the City of Heath, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet G, Pages 79 and 80 of the Map or Plat Records, and any amendments thereof or supplements thereto in the Official Public Records of Rockwall County, Texas.

4. **Recording Data for the Declaration.** The recording data for the Declaration is recorded in Volume 4026, Page 249 and Instrument No. 2005-00329035; the First Supplemental Restrictive Covenants Applicable to Cobblestone Farms, recorded as Instrument No. 2006-00362207; the First Amended and Restated Declaration of Restrictive Covenants Applicable to Cobblestone Farms, recorded as Instrument No. 2012-00462384; the Declaration of Restrictive Covenants Applicable to Cobblestone Farms Phase 2, recorded as Instrument No. 2006-00368726; and any amendments thereof or supplements thereto in the Official Public Records of Rockwall County, Texas.

5. **Name and Contact Information for the Association or the Managing Agent of the Association.** The Association's managing agent is RealManage, P.O. Box 803555, Dallas, Texas 75380, telephone phone number (866) 473-2573, fax number (866) 919-5696, and email address COBFARMS@ciramail.com.

6. **Website.** The Association's website may be found at www.realmanage.com, www.realmanage.com/homeowner-resident-services, and www.ciranet.com/ResidentPortal.

7. **Fees Due Upon Property Transfer.** Fees charged relating to a property transfer are as follows:

Description	Fee
Resale Certificate	\$ 375.00
Transfer Fee	\$ 325.00
Refinance Fee	\$ 250.00

8. **Resale Certificates:** Resale Certificates may be requested by contacting the Association c/o RealManage via www.realmanage.com or www.realmanage.com/closingportal. The telephone number for RealManage is (866) 473-2573. Alternatively, you may contact the office for RealManage at P.O. Box 803555, Dallas, Texas 75380.

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed on behalf of the Association in compliance with Section 209.004 of the Texas Property Code. This Certificate shall serve to take the place of all Management Certificates previously filed on behalf of the Association.

ASSOCIATION:

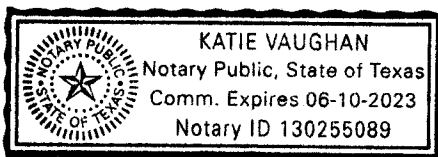
**COBBLESTONE FARMS
HOMEOWNERS ASSOCIATION, INC.
a Texas non-profit corporation**

By: RealManage
Its: Managing Agent

By: Kim Weir
Kim Weir, Community Manager

STATE OF TEXAS §
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COUNTY OF DALLAS §

This instrument was acknowledged before me on the 15th day of October, 20 21, by Kim Weir, Community Manager with RealManage, the Managing Agent of Cobblestone Farms Homeowners Association, Inc., a Texas non-profit corporation.



Katie Vaughan
Notary Public, State of Texas

Electronically Filed and Recorded
Official Public Records
Jennifer Fogg, County Clerk
Rockwall County, Texas
10/06/2021 01:22:43 PM
Fee: \$34.00
20210000026878



Jennifer Fogg