


MARY LOUISE NICHOLSON
COUNTY CLERK

MANAGEMENT CERTIFICATE FOR GEAN ESTATES

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 Gean Estates Residential Community, Inc.

1. The name of the subdivision is Gean Estates.
2. The name of the association is Gean Estates Residential Community, Inc.
3. The recording data for the subdivisions follows:

Subdivision

Recording Data

Gean Estates Phase I	Final Plat filed as Document #D215158452 on 7/20/2015.
Gean Estates Phase II	Final Plat filed as Document #D216095832 on 5/06/2016.
Gean Estates Phase III	Final Plat filed as Document #D217133250 on 6/13/2017.

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

Instrument and Recording Data

Declaration of Covenants, Conditions and Restrictions for Gean Estates Residential Community, Inc., Recorded in the Property Records of Tarrant County, Texas as Document # D216048650 on 3/9/16.

First Amendment to the Declaration of Covenants, Condition and Restrictions for Gean Estates Residential Community, Inc., Recorded in the Property Records of Tarrant County, Texas as Document #D216125731 on 6/10/2016.

Notice of Addition of Land to Declaration of Covenants, Conditions and Restrictions for Gean Estates Residential Community, Inc. Recorded in the Property records of Tarrant County, Texas as Document #D219225859 on 10/02/2019.

First Amendment to the Declaration of Covenants, Condition and Restrictions for Gean Estates Residential Community, Inc., Recorded in the Property Records of Tarrant County, Texas as Document #D220271594 on 10/21/2020.

5. Gean Estates Residential Community, 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: \$500.00
- 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.

GEAN ESTATES RESIDENTIAL COMMUNITY, INC.

By: CMA, its Manager

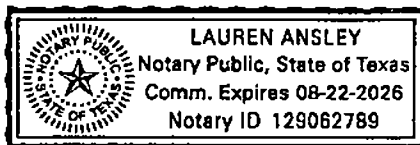
By: Karen Bradley

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 Karen Bradley of CMA, Manager for Gean Estates Residential Community, 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