

**MANAGEMENT CERTIFICATE
FOR
GARLAND SHOAL CREEK**

STATE OF TEXAS
COUNTY OF DALLAS

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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 Garland Shoal Creek Homeowner's Association, Inc.

1. The name of the subdivision is Garland Shoal Creek.
2. The name of the association is Garland Shoal Creek Homeowner's Association.
3. The recording data for the subdivisions follows:

Subdivision

Recording Data

Garland Shoal Creek

Final Plat filed as Document #200600361138 on 9/28/2006.

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

Instrument and Recording Data

Declaration of Covenants, Conditions and Restrictions for Garland Shoal Creek Homeowner's Association, Inc., Recorded in the Property Records of Dallas County, Texas as Document #200600409122 on 11/3/2006.

Amendment to the Declaration of Covenants, Conditions and Restrictions for Garland Shoal Creek Homeowner's Association, Inc., Recorded in the Property Records of Dallas County, Texas as Document #20100259313 on 10/7/2010.

Notice of Filing of Dedicatory Instruments for Garland Shoal Creek Homeowner's Association, Inc. Recorded in the Property Records of Dallas County, Texas as Document # 201600204574 on 07/27/2016.

Second Supplement to the Notice of Filing of Dedicatory Instruments for Garland Shoal Creek Homeowner's Association, Inc., Recorded in the Property Records of Dallas County, Texas as Document # 201900283324 on 10/22/2019.

Second Amendment to the Declaration of Covenants, Conditions and Restrictions for Garland Shoal Creek Homeowner's Association, Inc. Recorded in the Property Records of Dallas County, Texas as Document # 202200072268 on 03/15/2022.

5. Garland Shoal Creek Homeowner's 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 Blvd., Suite 200, Plano, TX 75093. For association information, the phone number is 972-943-2820, the email address 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: \$840.00 = to 2 Months dues
 - Transfer Fee: \$250
 - Foreclosure Transfer Fee: \$300

IN WITNESS WHEREOF, this Management Certificate is hereby executed by its duly authorized agent on this 11th day of December, 2024.

GARLAND SHOAL CREEK HOMEOWNER'S ASSOCIATION, INC.

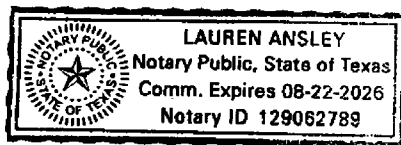
By: CMA, its Manager

By: Karen Bradley

ACKNOWLEDGMENT

STATE OF TEXAS §
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COUNTY OF COLLIN §

This instrument was acknowledged before me on the 11th day of December, 2024, by Karen Bradley of CMA, Manager for Garland Shoal Creek Homeowner's 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: 202400257221

eRecording - Real Property

Recorded On: December 20, 2024 08:33 AM

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: 202400257221
Receipt Number: 20241219000265
Recorded Date/Time: December 20, 2024 08:33 AM
User: Kathleen M
Station: Cc140

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