


MARY LOUISE NICHOLSON
COUNTY CLERK

MANAGEMENT CERTIFICATE FOR SOUTHLAKE MEADOWS

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 Southlake Meadows Residential Community, Inc.

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

Subdivision

Recording Data

Southlake Meadows Phase I	Final Plat filed as Document #D216204679 on 9/2/2016.
Southlake Meadows Phase II	Final Plat filed as Document #D218048756 on 3/7/2018.
Southlake Manors	Final Plat filed as Document #D220092978 on 4/23/2020.

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

Instrument and Recording Data

Declaration of Covenants, Conditions and Restrictions for Southlake Meadows Residential Community, Inc., Recorded in the Property Records of Tarrant County, Texas as Document # D217028335 on 2/6/2017.

First Amendment to Declaration of Covenants, Conditions and Restrictions for Southlake Meadows Residential Community, Inc., Recorded in the Property Records of Tarrant County, Texas as Document # D218072292 on 4/5/2018.

Notice of Addition of Land (Southlake Meadows Phase II) to Declaration of Covenants, Conditions and Restrictions for Southlake Meadows Residential Community, Inc., Recorded in the Property Records of Tarrant County, Texas as Document #D218251087 on 11/12/2018.

Notice of Addition of Land (Southlake Manors) to Declaration of Covenants, Conditions and Restrictions for Southlake Meadows Residential Community, Inc., Recorded in the Property Records of Tarrant County, Texas as Document # D221131148 on 5/10/2021.

5. Southlake Meadows 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
- Amenity Reimbursement: \$500.00 (first owner only)
- Working Capital: \$1,500.00 ((Every Sale) Developer to Owner, Owner to Owner)
- Reserve Contribution: \$627.25 = to 3 Months Dues ((Every Sale) Developer to Owner, 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 _____ day of _____, 2024.

SOUTHLAKE MEADOWS RESIDENTIAL COMMUNITY, INC.

By: CMA, its Manager

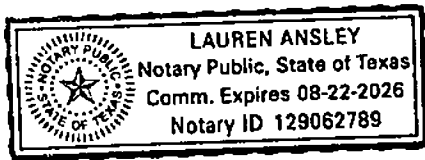
By: _____

Kayn Bradley

ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF COLLIN §

This instrument was acknowledged before me on the _____ day of _____, 2024, by _____ of CMA, Manager for Southlake Meadows 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