

**MANAGEMENT CERTIFICATE  
FOR  
NORTHPOINTE**

Rec'd CMA  
OCT 21 2021

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 Northpointe Residential Community, Inc.

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

Subdivision

Recording Data

Northpointe Phase 1A

Final Plat filed as Document #D221002835 on 1/6/2021.

Northpointe Phase 1B

Final Plat filed as Document #D221180251 on 6/23/2021.

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

Instrument and Recording Data

Declaration of Covenants, Conditions and Restrictions for Northpointe Residential Community, Inc., Recorded in the Property Records of Tarrant County, Texas as Document # D221010621 on 1/13/2021.

5. Northpointe 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](mailto:closing@cmamanagement.com) and the association's website is [www.cmamanagement.com](http://www.cmamanagement.com).
7. Fees charged in connection with a property transfer in the subdivision are:
  - Working Capital: \$250.00 (all sales)
  - Transfer Fee: \$175
  - Foreclosure Transfer Fee: \$190



**D221289999**

10/05/2021 09:01 AM

Page: 1 of 2

Fees: \$23.00

PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE  
SUBMITTER: NORTHPOINTE RESIDENTIAL COMMUNITY INC

*Mary Louise Nicholson*  
MARY LOUISE NICHOLSON  
COUNTY CLERK

Rec'd CMA

OCT 21 2021

IN WITNESS WHEREOF, this Management Certificate is hereby executed by its duly authorized agent on this 21<sup>st</sup> day of September, 2021.

NORTHPOINTE RESIDENTIAL COMMUNITY, INC.

By: CMA, its Manager

By: 

ACKNOWLEDGMENT

STATE OF TEXAS

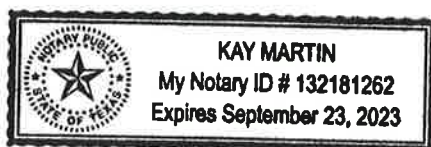
§

§

COUNTY OF COLLIN

§

This instrument was acknowledged before me on the 21<sup>st</sup> day of September, 2021, by Ian Smith of CMA, Manager for Northpointe Residential Community, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.



  
Notary Public, State of Texas

**AFTER RECORDING, RETURN TO:**

CMA, Inc.  
Attention: Kathleen Dawsey  
1800 Preston Park Boulevard, Suite 200  
Plano, Texas 75093



FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS OF  
TARRANT COUNTY, TEXAS  
10/05/2021 09:01 AM

D221289999

PROPERTY OWNERS ASSOCIATION MANAGEMENT CE

Pages: 2

Fees: \$23.00

  
MARY LOUISE NICHOLSON  
COUNTY CLERK