



VG-418-2021-159295

**Denton County
Juli Luke
County Clerk**

Instrument Number: 159295

Real Property Recordings
PROPERTY ASSOC MGMT CERT

Recorded On: August 31, 2021 02:51 PM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$34.00

******* 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: 159295
Receipt Number: 20210831000762
Recorded Date/Time: August 31, 2021 02:51 PM
User: Brandon H
Station: Station 2

Record and Return To:

CMA INC
ATTN: LAUREN ANSLEY
1800 PRESTON PARK BLVD STE 200
PLANO TX 75093



STATE OF TEXAS
COUNTY OF DENTON

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 Denton County, Texas.

Juli Luke
County Clerk
Denton County, TX

**MANAGEMENT CERTIFICATE
FOR
EMERALD SOUND**

STATE OF TEXAS §
 §
COUNTY OF DENTON §

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 Emerald Sound Property Owners Association, Inc.

1. The name of the subdivision is Emerald Sound.
2. The name of the association is Emerald Sound Property Owners Association, Inc.
3. The recording data for the subdivisions follows:

<u>Subdivision</u>	<u>Recording Data</u>
Emerald Sound Section 1	Plat filed in Cabinet I, Page 299 on 7/14/1993.
Emerald Sound Section 2	Plat filed in Cabinet K, Page 129 on 2/2/1994.
Emerald Sound Section 3	Plat filed in Cabinet K, Page 262 on 7/6/1994.
Emerald Sound Section 5	Plat filed in Cabinet K, Page 280 on 8/12/1994.

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

Instrument and Recording Data

Declaration of Covenants, Conditions and Restrictions for Emerald Sound Section 1 Property Owners Association, Inc., Recorded in the Property Records of Denton County, Texas as Document # 93-R0050832 on 7/29/1993.

Declaration of Covenants, Conditions and Restrictions for Emerald Sound Section 2 Property Owners Association, Inc., Recorded in the Property Records of Denton County, Texas as Document # 94-R0009347 on 2/2/1994.

Declaration of Covenants, Conditions and Restrictions for Emerald Sound Section 3 Property Owners Association, Inc., Recorded in the Property Records of Denton County, Texas as Document # 94-R0053256 on 7/6/1994.

Declaration of Covenants, Conditions and Restrictions for Emerald Sound Section 4 Property Owners Association, Inc., Recorded in the Property Records of Denton County, Texas as Document # 94-R0031629 on 4/19/1994.

Amended Declaration of Covenants, Conditions and Restrictions for Emerald Sound Section 4 Property Owners Association, Inc., Recorded in the Property Records of Denton County, Texas as Document #2008-53136 on 5/15/2008.

Declaration of Covenants, Conditions and Restrictions for Emerald Sound Section 5 Property Owners Association, Inc., Recorded in the Property Records of Denton County, Texas as Document # 94-R0064293 on 8/17/1994.

5. Emerald Sound Property Owners Association, Inc., in c/o RTI/Community Management Associates, Inc., (CMA) 1800 Preston Park Boulevard, Suite 101, 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
 - Transfer Fee: \$175
 - Foreclosure Transfer Fee: \$190

IN WITNESS WHEREOF, this Management Certificate is hereby executed by its duly authorized agent on this 17th day of August, 2021.

EMERALD SOUND PROPERTY OWNERS ASSOCIATION, INC.

By: CMA, its Manager

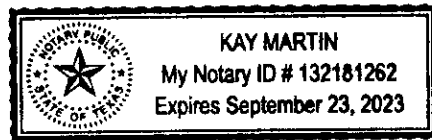
By: *Lea Lesinski*

ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF COLLIN §

This instrument was acknowledged before me on the 17th day of August, 2021,

by Lea Lesinski of CMA, Manager for Emerald Sound Property Owners Association, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.



Kay Martin
Notary Public, State of Texas

AFTER RECORDING, RETURN TO:

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