


MARY LOUISE NICHOLSON
COUNTY CLERK

**MANAGEMENT CERTIFICATE
FOR
SARATOGA**

STATE OF TEXAS

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KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TARRANT

Pursuant to the provisions of Section 209.004 of the Texas Property Code, the undersigned property owners' association hereby records this Management Certificate for Saratoga Homeowners Association, Inc.

1. The name of the subdivision is Saratoga.
2. The name of the association is Saratoga Homeowners Association, Inc.
3. The recording date for the subdivisions follows:

<u>Subdivision</u>	<u>Recording Data</u>	<u>Document Number</u>
Saratoga Phase 1	Final Plat filed in Cabinet A, Slide 9524-9525 on 9/3/2004.	D204277193
Saratoga Phase 2	Final Plat filed in Cabinet A, Slide 10652-10653 on 11/11/2005.	D205340889
Saratoga Phase 3A	Final Plat filed in Cabinet A, Slide 11829 on 4/9/2007.	D207121120
Saratoga Phase 3B	Final Plat filed in Cabinet A, Slide 11830 on 4/9/2007.	D207121121
Saratoga	Final Plat Lot1, Block 19, Cabinet A, Slide 11181 on 6/8/2006.	D206173117
Saratoga, Phase 3B	Corrected Plat of Lots 1X & 1-58, Block 25, Lots 1-17, Block 26 Lots 1X, 2X & 1-39, Block 28, Cabinet A, Slide 11859 on 4/17/2007.	D207132522
Saratoga, Phase 4	Final Plat of Lots 1-49, 50X, 51X, 52X, Block 20, Lots 1-15, Block 21 Lots 1-19, Block 22 Lots 1-22, Block 23, Lots 1-38, 39X, Block 24 filed in Cabinet A, Slide 12645 on 4/25/2008.	D208151777
Saratoga, Phase 4	Corrected Plat of Lots 1-49, 50X, 51X, 52X, Block 20, Lots 1-15, Block 21, Lots 1-19, Block 22A, Lots 1-38, 39X, Block 24 filed in Cabinet A, Slide 12937 on 9/12/2008.	D208356172

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

Instrument and Recording Data

Declaration of Covenants, Conditions and Restrictions for Saratoga Homeowners Association, Inc., Recorded as Document # D204307766 in the Property Records of Tarrant County, Texas on 10/1/2004.

First Amendment to Declaration of Covenants, Easements and Restrictions for Saratoga, Recorded as Document #D20525516 of the Real Property Records of Tarrant County, Texas on 08/29/2005.

Second Amendment to Declaration of Covenants, Conditions and Restrictions for Saratoga, Recorded as Document #D208137826 of the Real Property Records of Tarrant County, Texas on 04/16/2008.

Amendment to First Amendment to Declaration of Covenants, Conditions and Restrictions for Saratoga, Recorded as Document #D210146807 of the Real Property Records of Tarrant County, Texas on 06/17/2010.

Third Amendment to Declaration of Covenants, Conditions and Restrictions for Saratoga, Recorded as Document #D20525516 of the Real Property Records of Tarrant County, Texas on 6/17/2010.

First Amendment to the Third Amendment to Declaration of Covenants, Conditions and Restrictions for Saratoga, Recorded as Document #D210150394 of the Real Property Records of Tarrant County, Texas on 6/22/2010.

Fourth Amendment to Declaration of Covenants, Conditions and Restrictions for Saratoga, Recorded as Document #D210172324 of the Real Property Records of Tarrant County, Texas on 07/16/2012.

Supplemental Declaration of Covenants, Conditions and Restrictions for Saratoga Homeowners Association, Inc., Phase II, Recorded as Document #D205357048 in the Real Property Records of Tarrant County, Texas on 11/30/05.

Supplemental Declaration of Covenants, Conditions and Restrictions for Saratoga Homeowners Association, Inc., Phase III, Recorded in the Real Property Records of Tarrant County, Texas on 11/30/06.

Supplemental Declaration of Covenants, Conditions and Restrictions for Saratoga Homeowners Association, Inc., Phase IV, Recorded as Document #D208447195 in the Real Property Records of Tarrant County, Texas on 12/08/2008.

5. Saratoga Homeowner's Association, 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
 - Initiation Fee: \$350.00 (all resales)
 - 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 June, 2025.

SARATOGA HOMEOWNER'S ASSOCIATION

By: CMA, Manager

By: 

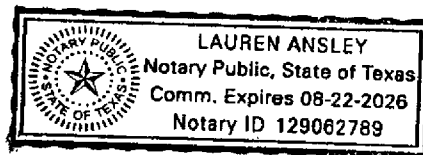
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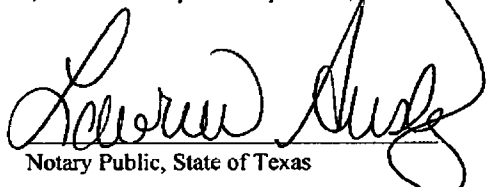
STATE OF TEXAS

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COUNTY OF COLLIN

This instrument was acknowledged before me on the 26th day of June, 2025, by Bill Beasfield of CMA, Manager for Saratoga Homeowner's Association, as Texas non-profit corporation, on behalf of said non-profit corporation.




Notary Public, State of Texas

AFTER RECORDING, RETURN TO:

CMA, Inc.
Attn: Lauren Ansley
1800 Preston Park Boulevard, Suite 200
Plano, Texas 75093