

**MANAGEMENT CERTIFICATE  
FOR  
THE HOMESTEAD AT LIBERTY GROVE**

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 Homestead Liberty Grove Owners Association, Inc.

1. The name of the subdivision is The Homestead at Liberty Grove.
2. The name of the association is Homestead Liberty Grove Owners Association, Inc.
3. The recording data for the subdivisions follows:

Subdivision

Recording Data

The Homestead at Liberty Grove Phase I

Final Plat filed as Document #201600029026 on 2/3/2016.

The Homestead at Liberty Grove Phase II

Final Plat filed as Document #201900163756 on 6/26/2019.

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

Instrument and Recording Data

Declaration of Covenants, Conditions and Restrictions for Homestead Liberty Grove Owners Association, Inc., Recorded in the Property Records of Dallas County, Texas as Document # 201500325963 on 12/10/2015.

First Amendment to Covenants, Conditions and Restrictions for Homestead at Liberty Grove, recorded in the Property Records of Dallas County, Texas as Document #201700310270 on 11/02/2017.

First Amendment to Reserve Contribution for Townhomes for The Homestead at Liberty Grove Neighborhood Declaration Records of Dallas County, Texas as Document #201900229730 on 8/29/2019.

Second Amendment to Reserve Contribution and Maintenance Provisions for Townhomes for The Homestead at Liberty Grove Neighborhood Declaration Records of Dallas County, Texas as Document #201900229644 on 8/29/2019.

Notice of Filing of Dedicatory Instruments for Homestead at Liberty Grove. Certificate of Formation; Rules and Regulations Governing the Maintenance of Townhomes and Common Maintenance Parcels for Homestead at Liberty Grove Declaration Records of Dallas County, Texas as Document # 201900230399 on 8/30/2019.

5. Homestead Liberty Grove Owners 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 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:

- Resale Certificate- Routine Owner Certificate \$375, Lot Purchase by Builder \$50
- Reserve Contribution for Townhomes: \$200.00
- Art Fund Fee: .1% of sales price, capped at \$500.00 (owner to owner) (for owner changes – can look on check for sales price)
- Transfer Fee: \$250
- Foreclosure Transfer Fee: \$300

IN WITNESS WHEREOF, this Management Certificate is hereby executed by its duly authorized agent on this 26<sup>th</sup> day of December, 2024.

**HOMESTEAD LIBERTY GROVE OWNERS ASSOCIATION, INC.**

By: CMA, its Manager

By: \_\_\_\_\_

Karyn Bradley

**ACKNOWLEDGMENT**

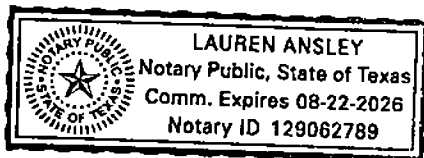
STATE OF TEXAS

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COUNTY OF COLLIN

This instrument was acknowledged before me on the 26<sup>th</sup> day of December, 2024,  
by Karyn Bradley of CMA, Manager for Homestead Liberty Grove Owners 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**

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**Instrument Number:** 202400263376

eRecording - Real Property

**Recorded On:** December 30, 2024 02:39 PM

**Number of Pages:** 3

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**" Examined and Charged as Follows: "**

Total Recording: \$29.00

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\*\*\*\*\* 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:** 202400263376  
**Receipt Number:** 20241230000316  
**Recorded Date/Time:** December 30, 2024 02:39 PM  
**User:** Kevin T  
**Station:** CC123.dal.ccdc

**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