

Denton County
Juli Luke
County Clerk

Instrument Number: 141544

ERecordings-RP

NOTICE

Recorded On: December 31, 2024 01:09 PM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$33.00

***** 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: 141544
Receipt Number: 20241231000364
Recorded Date/Time: December 31, 2024 01:09 PM
User: Marlene F
Station: Station 6

Record and Return To:

Corporation Service Company



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
AUSTIN WATERS**

STATE OF TEXAS

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KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF DENTON

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

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

Subdivision

Recording Data

Austin Waters Phase I	Final Plat filed as Document #15277 on 2/6/2007.
Austin Waters Phase 1R1	Final Plat filed as Document #2010-40 on 3/10/2010.
Austin Waters Phase 1R2	Final Plat filed as Document #2010-104 on 6/4/2010.
Austin Waters Phase 1R3	Final Plat filed as Document #2010-105 on 6/4/2010.
Austin Waters Phase 1B	Final Plat filed as Document #2015-442 on 11/24/2015.
Austin Waters Phase 1C	Final Plat filed as Document #2012-198 on 8/30/2012.
Austin Waters Phase 1D	Final Plat filed as Document #2016-28 on 1/19/2016.
Austin Waters Phase 2	Final Plat filed as Document #2017-2 on 1/4/2017.

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

Instrument and Recording Data

Declaration of Covenants, Conditions and Restrictions for Austin Waters Homeowners Association, Inc., Recorded in the Property Records of Denton County, Texas as Document # 2007-70218 on 6/15/2007.

Supplemental Declaration of Covenants, Conditions and Restrictions for Austin Waters Homeowners Association, Inc., Recorded in the Property Records of Denton County, Texas as Document # 2009-90634 on 7/27/2009.

Second Supplemental Declaration of Covenants, Conditions and Restrictions for Austin Waters Homeowners Association, Inc., Recorded in the Property Records of Denton County, Texas as Document # 2012-97163 on 8/30/2012.

5. Association name Home Owner's 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 Blvd., Suite 200, Plano, TX 75093. For association information, the phone number is 972-943-2820, the email address 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: \$200
 - Transfer Fee: \$250
 - Foreclosure Transfer Fee: \$300

IN WITNESS WHEREOF, this Management Certificate is hereby executed by its duly authorized agent on this 30th day of December, 2024.

AUSTIN WATERS HOMEOWNERS ASSOCIATION, INC.

By: CMA, its Manager

By:

Lauren Bradley

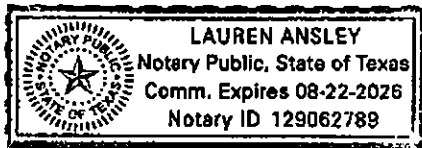
ACKNOWLEDGMENT

STATE OF TEXAS

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COUNTY OF COLLIN

This instrument was acknowledged before me on the 30th day of December, 2024, by Lauren Bradley of CMA, Manager for Austin Waters Homeowners 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