

**Denton County  
Juli Luke  
County Clerk**

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**Instrument Number:** 140703

ERecordings-RP

PROPERTY ASSOC MGMT CERT

Recorded On: December 30, 2024 10:42 AM

Number of Pages: 3

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

Total Recording: \$33.00

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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: 140703  
Receipt Number: 20241230000274  
Recorded Date/Time: December 30, 2024 10:42 AM  
User: Joy R  
Station: Station 19

**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 STARWOOD

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 Starwood.

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

Subdivision

Recording Data

Stewarts Crossing, Village I I  
Village II

Final Plat filed in Cabinet R, Page 78 on 11/10/99

Starwood Phase 3, Village I I

Final Plat filed in Cabinet R, Page 78 on 11/23/99

Village of the Lakes Phase III  
Village 12

Final Plat filed in Cabinet S, Page 128 on 8/1/00

The Lakes Phase Phase II  
Village 13

Final Plat filed in Cabinet M, Page 111 on 9/10/01

Starwood Phase 4, Village 13

Final Plat filed in Cabinet V, Page 6 on 9/10/01

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

Instrument and Recording Data

Declaration of Covenants, Conditions and Restrictions for Starwood, recorded at Volume 4662, Page 02352 in the Property Records of Denton County, Texas on 8/28/00.

5. Starwood Homeowner's Association, in c/o RTI/Community Management Association, 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](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
  - Working Capital- 2 months of assessments = \$566.67
  - 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.

STARWOOD HOMEOWNERS ASSOCIATION, INC.

By: CMA, its managing agent

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

Karen Bradley

**ACKNOWLEDGMENT**

STATE OF TEXAS

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COUNTY OF COLLIN

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This instrument was acknowledged before me on the 26<sup>th</sup> day of December, 2024 by Karen Bradley of CMA, managing agent for is Starwood 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

