

Denton County
Juli Luke
County Clerk

Instrument Number: 140628

ERecordings-RP

HOA MANAGEMENT CERTIFICATE

Recorded On: December 30, 2024 09:44 AM

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: 140628
Receipt Number: 20241230000175
Recorded Date/Time: December 30, 2024 09:44 AM
User: Calinda B
Station: Station 20

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
CARNEGIE RIDGE**

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 Carnegie Ridge Homeowners Association, Inc.

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

<u>Subdivision</u>	<u>Recording Data</u>
Carnegie Ridge Phase I	Final Plat filed on 10/23/2013 as Document #2013-298.
Carnegie Ridge Phase II	Final Plat filed on 4/15/2016 as Document #2016-150.

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

Instrument and Recording Data

Declaration of Covenants, Conditions and Restrictions for Carnegie Ridge Homeowners Association, Inc., Recorded in the Property Records of Denton County, Texas as Document # 2015-5810 on 1/20/2015.

First Amendment to Declaration of Covenants, Conditions and Restrictions for Carnegie Ridge Homeowners Association, Inc., Recorded in the Property Records of Denton County, Texas as Document # 2015-128849 on 11/6/2015.

Second Amendment to Declaration of Covenants, Conditions and Restrictions for Carnegie Ridge Homeowners Association, Inc., Recorded in the Property Records of Denton County, Texas as Document # 2016-102384 on 8/9/2016.

5. Carnegie Ridge Homeowners 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 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
 - Working Capital: \$100.00 (Developer to Builder, Developer to Owner, Builder to Owner, Owner to Owner)
 - 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 December, 2024.

CARNEGIE RIDGE HOMEOWNERS ASSOCIATION, INC.

By: CMA, its Manager

By: _____

Karlyn Bradley

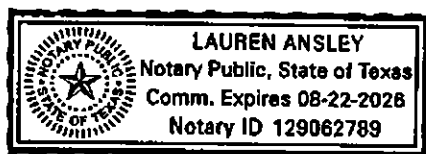
ACKNOWLEDGMENT

STATE OF TEXAS

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COUNTY OF COLLIN

This instrument was acknowledged before me on the 26th day of December, 2024, by Karlyn Bradley of CMA, Manager for Carnegie Ridge 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