

VG-364-2021-202100257091

Dallas County
John F. Warren
Dallas County Clerk

✓ **Instrument Number:** 202100257091

Real Property Recordings

Recorded On: August 30, 2021 08:23 AM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$30.00

***** **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: 202100257091
Receipt Number: 20210830000060
Recorded Date/Time: August 30, 2021 08:23 AM
User: Hilga R
Station: CC13

Record and Return To:

CMA, INC.
1800 PRESTON PARK BLVD. STE. 200

PLANO TX 75093



**STATE OF TEXAS
Dallas County**

**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

**MANAGEMENT CERTIFICATE
FOR
BELVEDERE CONDOMINIUMS**

STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF DALLAS

§

§

Pursuant to the provisions of Section 209.004 of the Texas Property Code, the undersigned property owners' association hereby records this Management Certificate for Belvedere Condominiums.

1. The name of the subdivision is Belvedere Condominiums.
2. The name of the association is Belvedere Condominiums at State-Thomas, Inc.
3. The recording data for the subdivisions follows:

Subdivision and Recording Data
Not Applicable

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

Instrument and Recording Data

Declaration of Covenants, Conditions and Restrictions for Belvedere Condominiums at State-Thomas, Inc., Recorded in the Property Records of Dallas County, Texas as Document #200015505655 on 8/10/2000.

First Amendment to Declaration of Covenants, Conditions and Restrictions for The Belvedere Condominiums at State-Thomas, Inc., Recorded in the Property Records of Dallas County, Texas as Document #200101462484 on 7/19/2001.

Amendment to Declaration for The Belvedere Condominiums at State-Thomas, Inc., Recorded in the Property Records of Dallas County, Texas as Document #201200341309 on 11/16/2012.

5. Belvedere Condominiums at State-Thomas, 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: = to 2 months of assessments (charged to the buyer on ALL sales)
 - Transfer Fee: \$175
 - Foreclosure Transfer Fee \$190

IN WITNESS WHEREOF, this Management Certificate is hereby executed by its duly authorized agent on this 11th day of August, 2021.

BELVEDERE CONDOMINIUMS AT STATE-THOMAS, INC.

By: CMA, its Manager

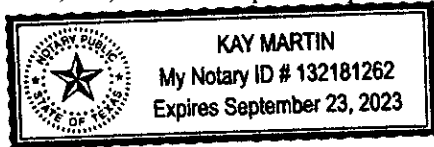
By: Lea Lesinski

ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF COLLIN §

This instrument was acknowledged before me on the 11th day of August, 2021,

by Lea Lesinski of CMA, Manager for Belvedere Condominiums at State-Thomas, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.



Kay Martin
Notary Public, State of Texas

AFTER RECORDING, RETURN TO:

CMA, Inc.
Attention: Kathleen Dawsey
1800 Preston Park Boulevard, Suite 200
Plano, Texas 75093