

**Denton County  
Juli Luke  
County Clerk**

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**Instrument Number:** 140633

ERecordings-RP

CERTIFICATE

Recorded On: December 30, 2024 09:46 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: 140633  
Receipt Number: 20241230000177  
Recorded Date/Time: December 30, 2024 09:46 AM  
User: Kraig T  
Station: Station 21

**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  
THE CANALS AT GRAND PARK-SOUTH**

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 The Canals at Grand Park-South Owners' Association, Inc.

1. The name of the subdivision is The Canals at Grand Park-South.
2. The name of the association is The Canals at Grand Park-South Owners' Association, Inc.
3. The recording data for the subdivisions follows:

Subdivision

Recording Data

The Canals at Grand Park-South Phase IB South

Final Plat filed on 3/2/2015 as Document#2015-73.

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

Instrument and Recording Data

Declaration of Covenants, Conditions and Restrictions for The Canals at Grand Park-South Owners' Association, Inc., Recorded in the Property Records of Denton County, Texas as Document # 2015-15347 on 2/17/15.

5. The Canals at Grand Park-South 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
  - 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.

THE CANALS AT GRAND PARK-SOUTH OWNERS' ASSOCIATION, INC.

By: CMA, its Manager

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

Karen Bradley

**ACKNOWLEDGMENT**

STATE OF TEXAS

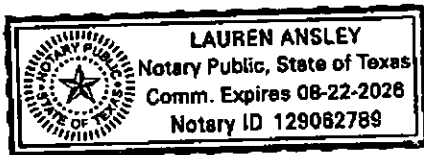
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COUNTY OF COLLIN

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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, Manager for The Canals at Grand Park-South 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