

## MANAGEMENT CERTIFICATE FOR CANYON RIDGE OF BALCH SPRINGS

STATE OF TEXAS           §  
                                     §  
COUNTY OF DALLAS     §

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 Canyon Ridge of Balch Springs Homeowners' Association, Inc.

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

Subdivision

Recording Data

Canyon Ridge Phase I

Final Plat filed in Volume 76, Slide 01322 on 04/18/2001.

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

Instrument and Recording Data

Declaration of Covenants, Conditions and Restrictions for Canyon Ridge of Balch Springs Homeowners' Association, Recorded in the Property Records of Dallas County, Texas in Volume 2002036, Page 7091 on 2/21/2002.

5. Canyon Ridge of Balch Springs 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@cinamanagement.com](mailto:closing@cinamanagement.com) and the association's website is [www.cinamanagement.com](http://www.cinamanagement.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.

CANYON RIDGE OF BALCH SPRINGS HOMEOWNERS' ASSOCIATION

by: CMA, its Manager

By: Kaelyn Beadley

**ACKNOWLEDGMENT**

STATE OF TEXAS           §  
  §  
COUNTY OF COLLIN     §

This instrument was acknowledged before me on the 26<sup>th</sup> day of December, 2024, by Kaelyn Beadley of CMA, Manager for Canyon Ridge of Balch Springs Homeowners' Association, 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

**Dallas County  
John F. Warren  
Dallas County Clerk**

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**Instrument Number:** 202400262490

eRecording - Real Property

**Recorded On:** December 27, 2024 02:38 PM

**Number of Pages:** 3

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

Total Recording: \$29.00

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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:** 202400262490  
**Receipt Number:** 20241227000388  
**Recorded Date/Time:** December 27, 2024 02:38 PM  
**User:** Tineka S  
**Station:** CC151

**Record and Return To:**

CSC Global



**STATE OF TEXAS  
COUNTY OF DALLAS**

**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