

## MANAGEMENT CERTIFICATE FOR CAPELLA PARK

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 Capella Park.

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

<u>Subdivision</u>	<u>Recording Data</u>
Capella Park Phase I	Final Plat Filed, Document #20090218000178960 on 2/18/2009.
Capella Park Phase I	Replat of Block Q/8710, Lots 1-10 Document #20070022123.

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

Instrument and Recording Data

Declaration of Charter, Easements, Covenants, and Restrictions for Capella Park as Recorded in the Property Records of Dallas County, Texas as Document # 20070110620 on 03/28/2007.

First Amendment to Declaration of Charter, Easements, Covenants and Restrictions, Recorded in the Property Records of Dallas, County, Texas as Document #201000299656 on 11/23/2010.

Second Amendment to Declaration of Charter, Easements, Covenants and Restrictions, Recorded in the Property Records of Dallas County, Texas as Document #201100206612 on 8/8/2011.

Second Amendment to Declaration of Charter, Easements, Covenants and Restrictions, Recorded in the Property Records of Dallas County, Texas as Document #201100233279 on 8/24/2011.(Re-recorded in error).

Third Amendment to Declaration of Charter, Easements, Covenants and Restrictions, Recorded in the Property Records of Dallas County, Texas as Document #201800243158 on 09/10/2018.

Fourth Amendment to Declarations of Charter, Easements, Covenants and Restrictions, Recorded in the Property Records of Dallas County, Texas as Document #201900077679 on 03/28/2019.

5. Capella Park Homeowner's Association, 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.

CAPELLA PARK HOMEOWNERS ASSOCIATION, INC.

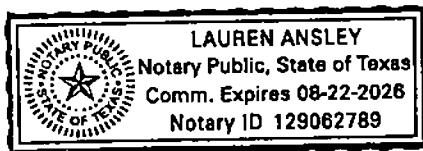
By: CMA, its Manager

By: Karen Bradley

**ACKNOWLEDGMENT**

STATE OF TEXAS           §  
   §  
COUNTY OF COLLIN   §

This instrument was acknowledged before me on the 26<sup>th</sup> day of December, 2024, by Karen Bradley of CMA, Capella Park 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

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

---

**Instrument Number:** 202400262702

eRecording - Real Property

**Recorded On:** December 30, 2024 08:39 AM

**Number of Pages:** 3

---

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

Total Recording: \$29.00

---

\*\*\*\*\* 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:** 202400262702  
**Receipt Number:** 20241227000657  
**Recorded Date/Time:** December 30, 2024 08:39 AM  
**User:** Vickey J  
**Station:** Cc131

**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