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**MANAGEMENT CERTIFICATE  
FOR  
TLR**

Rec'd CMA  
NOV 03 2021

STATE OF TEXAS           §  
                                     §  
COUNTY OF ELLIS       §

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 TLR Property Owners.

1. The name of the association is TLR Property Owners Association.
2. The name of the association is TLR Property Owners Association.
3. The recording data for the subdivisions follows:

Subdivision

Recording Data

Lake Ridge, Section 17, Phase I   Final Plat filed as Volume 0116938 in Cabinet E, Slide 306-308 on 7/20/01

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

Instrument and Recording Data

Declaration of Covenants, Conditions and Restrictions for Lake Ridge at Joe Pool Lake, Section 17, Phase I, Recorded in the Property Records of Ellis County, Texas as Document Number 0116942, Volume 1792, Page 1681 on 7/20/01.

First amendment to the Declaration of Covenants, Conditions and Restrictions for Lake Ridge at Joe Pool Lake, Section 17, Phase I, Recorded in the Property Records of Ellis County, Texas as Document Number 0226841, in Volume 1880, Page 207 on 9/20/02.

Second Amendment to the Declaration of Covenants, Conditions and Restrictions for Lake Ridge at Joe Pool Lake, Section 17, Phase I, Recorded in the Property Records of Ellis County, Texas as Document # 1120644, Volume 2593, Page 1690 on 10/20/2011.

5. TLR Property Owners Association, in c/o RTI/Community Management Association, Inc., (CMA) 1800 Preston Park Boulevard, Suite 200, Plano, Texas 75093.
6. The association's designated representative is RTI/Community management Association, Inc., (CMA), 1800 Preston Park Boulevard, Suite 101, Plano, Texas 75093. For Resale Certificate Information: go to [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: \$175
  - Foreclosure Transfer Fee: \$190
  - This is a sub association of Property Owners of Lake Ridge, a 2<sup>nd</sup> resale cert will need to be ordered.

FILED FOR RECORD - ELLIS COUNTY, TEXAS  
INST NO. 2145412 FILING DATE/TIME: Oct 14, 2021 at 09:53:00 AM

NOV 03 2021

IN WITNESS WHEREOF, this Management Certificate is hereby executed by its duly authorized agent on this 26<sup>th</sup> day of August, 2021.

TLR PROPERTY OWNERS ASSOCIATION

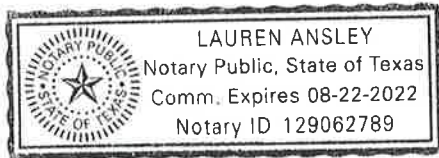
by: CMA, its Manager

By: Susan Atkinson

ACKNOWLEDGMENT

STATE OF TEXAS §  
COUNTY OF COLLIN §

This instrument was acknowledged before me on the 26<sup>th</sup> day of August, 2021 by Susan Atkinson of CMA, Manager for TLR Property Owners 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