


MARY LOUISE NICHOLSON
COUNTY CLERK

**MANAGEMENT CERTIFICATE
FOR
THE ESTATES & VILLAS AT FOSSIL CREEK**

STATE OF TEXAS §
 §
COUNTY OF TARRANT §

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 The Estates & Villas at Fossil Creek Homeowners Association, Inc.

1. The name of the subdivision is The Estates & Villas at Fossil Creek.
2. The name of the association is The Estates & Villas at Fossil Creek Homeowners Association, Inc.
3. The recording data for the subdivisions follows:

Subdivision

Recording Data

The Estates & Villas at Fossil Creek

Final Plat filed in Cabinet A, Slide 4200 on 4/20/1998.

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

Instrument and Recording Data

Amendment & Restatement of Master Declaration of Covenants, Conditions and Restrictions for The Estates & Villas at Fossil Creek Homeowners Association, Inc., Recorded in the Property Records of Tarrant County, Texas in Volume 11292, Pages 492-564 on 10-25-1998.

Supplemental Declaration of Covenants, Conditions and Restrictions for The Estates & Villas at Fossil Creek Homeowners Association, Inc., Recorded in the Property Records of Tarrant County, Texas as Document #D198084753 on 4-22-1998.

Additional Declaration of Covenants, Conditions and Restrictions for The Estates & Villas at Fossil Creek Homeowners Association, Inc., Recorded in the Property Records of Tarrant County, Texas as Document #D198084755 on 4-22-1998.

5. The Estates & Villas at Fossil Creek 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 Blvd., Suite 200, Plano, TX 75093. For association information, the phone number is 972-943-2820, the email address 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
 - Initiation Fee: \$100.00 (Owner to Owner)
 - Transfer Fee: \$250
 - Foreclosure Transfer Fee: \$300

IN WITNESS WHEREOF, this Management Certificate is hereby executed by its duly authorized agent on this 26th day of December, 2024.

THE ESTATES & VILLAS AT FOSSIL CREEK HOMEOWNERS ASSOCIATION, INC.

By: CMA, its Manager

By: _____

Kevin Bradley

ACKNOWLEDGMENT

STATE OF TEXAS

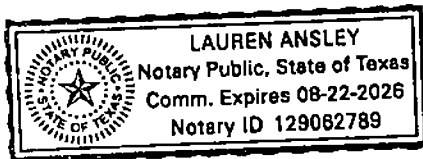
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COUNTY OF COLLIN

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This instrument was acknowledged before me on the 26th day of December, 2024 by Kevin Bradley of CMA, Manager for The Estates & Villas at Fossil Creek 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