

Denton County
Juli Luke
County Clerk

Instrument Number: 141356

ERecordings-RP

HOA MANAGEMENT CERTIFICATE

Recorded On: December 31, 2024 09:25 AM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$33.00

***** 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: 141356
Receipt Number: 20241231000116
Recorded Date/Time: December 31, 2024 09:25 AM
User: Calinda B
Station: Station 20

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
JACKSON RANCH**

STATE OF TEXAS
COUNTY OF DENTON

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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 Oaks at Jackson Ranch Homeowners Association, Inc.

1. The name of the subdivision is Jackson Ranch.
2. The name of the association is Oaks at Jackson Ranch Homeowners Association, Inc.
3. The recording data for the subdivisions follows:

Subdivision

Recording Data

Jackson Ranch

Final Plat filed in Cabinet O, Pages 324-326 on May 6, 1998.

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

Instrument and Recording Data

Declaration of Covenants, Conditions and Restrictions for Oaks at Jackson Ranch Homeowners Association, Inc., Recorded in the Property Records of Denton County, Texas in Volume 4121, Pages 00162-00217 06/26/1998.

Supplement to the Declaration of Covenants, Conditions and Restrictions for Oaks at Jackson Ranch Homeowners Association, Inc., Recorded in the Property Records of Denton County, Texas in Volume 4844, Pages 00081-00084 05/24/2001.

First Amendment to the Declaration of Covenants, Conditions and Restrictions for Oaks at Jackson Ranch Homeowners Association, Inc., Recorded in the Property Records of Denton County, Texas in Volume 5224, Pages 05886-05893 12/03/2002.

5. Oaks at Jackson Ranch 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@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
 - Transfer Fee: \$250
 - Foreclosure Transfer Fee: \$300

IN WITNESS WHEREOF, this Management Certificate is hereby executed by its duly authorized agent on this 30th day of December, 2024.

OAKS AT JACKSON RANCH HOMEOWNERS ASSOCIATION, INC.

By: CMA, its Manager

By: Kayn Bradley

ACKNOWLEDGMENT

STATE OF TEXAS

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COUNTY OF COLLIN

This instrument was acknowledged before me on the 30th day of December, 2024, by Kayn Bradley of CMA, Manager for Oaks at Jackson Ranch 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