


MARY LOUISE NICHOLSON
COUNTY CLERK

**MANAGEMENT CERTIFICATE
FOR
HOME TOWN NORTH RICHLAND HILLS**

STATE OF TEXAS

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KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TARRANT

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Pursuant to the provisions of Section 209.004 of the Texas Property Code, the undersigned property owners' association hereby records this Management Certificate for Home Town North Richland Hills Residential Association, Inc.

1. The name of the subdivision is Hometown of NRH.
2. The name of the association is Home Town North Richland Hills Residential Association, Inc.
3. The recording data for the subdivisions follows:

Subdivision

Recording Data

Hometown of NRH Phase I	Final Plat filed in Cabinet A, Slides 6464-6466 on 2/16/2001.
Hometown of NRH Town Center Addition	Replat of (Block 1, Lots 22-R, 23-R & 24-R) filed in Cabinet A, Slide 8303 on 4/28/2003.
Hometown of NRH Town Center Addition	Replat of (Block LL, Lots 27-R, 28-R, 29-R & 30-R) filed in Cabinet A, Slide 8301 on 4/28/2003.
Hometown of NRH Town Center Addition	Replat of (Block NN, Lots 1-R, 2-R, 3-R, 4-R, 5-R, 6-R, 7-R & 8-R) filed in Cabinet A, Slide 8305 on 4/28/2003.
Hometown of NRH Town Center Addition	Replat of (Block II, Lots 24-R, 25-R, 26-R, 27-R & 28-R) filed in Cabinet A, Slides 8304 on 4/28/2003.
Hometown of NRH West Phase II	Final Plat filed in Cabinet A, Slides 8330-8332 on 5/8/2003.

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

Instrument and Recording Data

North Richland Hills Town Center Master Deed Restrictions, Recorded in Property Records of Tarrant County, Texas as Document Number D200275068 on 12/11/2000.

Declaration of Covenants and Restrictions for Townhomes and other Common Maintenance Parcels, Recorded in Property Records of Tarrant County, Texas as Document Number D201028723 on 02/08/2001.

Declaration of Charter, Easements, Covenants and Restrictions for Home Town North Richland Hills, Recorded in the Property Records of Tarrant County, Texas as Document #D201028722 on 2/8/2001.

First Amendment to the Declaration of Charter, Easements, Covenants and Restrictions for neighborhood Home Town North Richland Hills, Recorded in the Property Records of Tarrant County, Texas as Instrument Number D205120423 on 4/29/2005.

Second Amendment to the Declaration of Charter, Easements, Covenants and Restrictions for neighborhood Home Town North Richland Hills, Recorded in the Property Records of Tarrant County, Texas as Instrument Number D213120401 on 5/13/13.

First Amendment to Master Deed Restrictions, Recorded in the Property Records of Tarrant County, Texas as Instrument Number D203472398 on 12/30/2003.

Second Amendment to Master Deed Restrictions, Recorded in the Property Records of Tarrant County, Texas as Instrument Number D204080627 on 03/16/2004.

Third Amendment to Master Deed Restrictions, Recorded in the Property Records of Tarrant County, Texas as Instrument Number D205163407 on 06/09/2005.

Fourth Amendment to Master Deed Restrictions, Recorded in the Property Records of Tarrant County, Texas as Instrument Number D206024717 on 01/26/2006.

Fifth Amendment to Master Deed Restrictions, Recorded in the Property Records of Tarrant County, Texas as Instrument Number D208328950 on 08/21/2012.

Sixth Amendment to Master Deed Restrictions, Recorded in the Property Records of Tarrant County, Texas as Instrument Number D212107504 on 05/04/2012.

Seventh Amendment to Master Deed Restrictions, Recorded in the Property Records of Tarrant County, Texas as Instrument Number D212204531 on 08/21/2012.

Annexation Agreement of Declaration of Charter, Easements, Covenants and Restrictions for the Neighborhood, Recorded in the Property Records of Tarrant County Texas as Document Number D212204530 on 08/21/2012.

5. Home Town North Richland Hills Residential 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
 - ART FUND Fee: .1% of sales price, capped at \$500.00 (Owner to Owner Only) All Subsequent Sales
 - Transfer Fee: \$250
 - Foreclosure Transfer Fee: \$300
 - Collect 2 months new owner assessments payable to HOA

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

HOME TOWN NORTH RICHLAND HILLS RESIDENTIAL ASSOCIATION, INC.

By: CMA, its Manager

By: _____

Karyn Bradley

ACKNOWLEDGMENT

STATE OF TEXAS

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COUNTY OF COLLIN

This instrument was acknowledged before me on the 26th day of December, 2024, by Karyn Bradley of CMA, managing agent for Hometown North Richland Hills Residential 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

