

**Denton County
Juli Luke
County Clerk**

Instrument Number: 140224

ERecordings-RP

CERTIFICATE

Recorded On: December 27, 2024 12:45 PM

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: 140224
Receipt Number: 20241227000317
Recorded Date/Time: December 27, 2024 12:45 PM
User: Michael T
Station: Station 15

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

MERIDIAN

STATE OF TEXAS §

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF DENTON §

Pursuant to the provisions of Section 209.004 of the Texas Property Code, the undersigned property owners' association hereby records this Management Certificate for Meridian.

1. The name of the subdivision is Hidden Cove Estates.
2. The name of the association is Meridian Homeowners' Association.
3. The recording date for the subdivisions follows:

<u>Subdivision</u>	<u>Recording Data</u>
Hidden Cove Estates Phase I	Final Plat filed in Cabinet V, Pages 811-813 on 8/6/04, Document #104272.
Hidden Cove Estates Phase 2	Final Plat filed in Cabinet W, Pages 255-257 on 5/6/05, Document #53528.
Meridian Addition Phases 2A & 2B	Plat filed in Cabinet W, Pages 863-865 on 2/23/2006, Document #21101.

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

Instrument and Recording Data

Declaration of Covenants, Conditions and Restrictions for Meridian, Recorded in the Property Records of Denton County, Texas as Document Number 2005-27676 on 3/9/05.

First Amendment to the Declaration of Covenants, Conditions and Restrictions for Meridian. Recorded in the Property Records of Denton County, Texas as Document Number 2005-64039 on 6/1/05.

First Annexation to Declaration of Covenants, Conditions and Restrictions for Meridian. Recorded in the Property Records of Denton County, Texas as Document Number 2005-104488 on 8/22/05.

Notice of Filing of Dedicatory Instruments for Meridian Homeowners recorded in the Property Records of Denton County, Texas as Document Number 2006-29296 on March 14, 2006.

First Supplement to Notice of Filing of Dedicatory Instruments for Meridian. Recorded in the Property Records of Denton County, Texas as Document Number 2006-156155 on 12/27/06. .

Second Supplement Notice of Filing of Dedicatory Instruments for Meridian. Recorded in the Property Records of Denton County, Texas, as Document Number 2006-19953 on 3/2/10.

Third Supplement Notice of Filing of Dedicatory Instruments for Meridian. Recorded in the Property Records of Denton County, Texas, as Document Number 2010-84164 on 8/26/10.

Fourth Supplement Notice of Filing of Dedicatory Instruments for Meridian. Recorded in the Property Records of Denton County, Texas, as Document Number 2011-119370 on 12/14/11.

Fifth Supplement Notice of Filing of Dedicatory Instruments for Meridian. Recorded in the Property Records of Denton County, Texas, as Document Number 2012-26844 on 3/16/12.

5. Meridian 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 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 26th day of December, 2024.

MERIDIAN HOMEOWNERS' ASSOCIATION

By: CMA, Manager

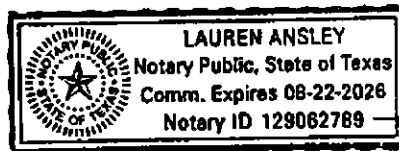
By: Kaelyn Bradley

ACKNOWLEDGEMENT

STATE OF TEXAS §

COUNTY OF COLLIN §

This instrument was acknowledged before me on the 26th day of December, 2024, by Kaelyn Bradley of CMA, Manager for Meridian Homeowners' Association, as Texas non-profit corporation, on behalf of said non-profit corporation.



Lauren Ansley
Notary Public, State of Texas

AFTER RECORDING, RETURN TO:

CMA, Inc. Attn: Lauren Ansley

1800 Preston Park Boulevard, Suite 200
Plano, Texas 75093