

  
MARY LOUISE NICHOLSON  
COUNTY CLERK

**MANAGEMENT CERTIFICATE  
FOR  
DUPLEX OWNERS' ASSOCIATION OF WOODLAND ESTATES, INC.**

STATE OF TEXAS                   §  
   §                   KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF TARRANT       §

Pursuant to the provisions of Section 209.004 of the Texas Property Code, the undersigned property owners' association hereby records this Management Certificate for Duplex Owners' Association of Woodland Estates, Inc.

1. The name of the subdivision is Duplex of Woodland Estates.
2. The name of the association is Duplex Owners' Association of Woodland Estates, Inc.
3. The recording data for the subdivisions follows:

<u>Subdivision</u>	<u>Recording Data</u>	<u>Document</u>
Woodland Estates Phase I-B	Final Plat filed in Cabinet A, Slide 10943-10945 on 03/21/06	D206081837

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

Instrument and Recording Data

Declaration of Covenants, Conditions and Restrictions for Duplex Owners' Association of Woodland Estates, Inc., filed for Record as Document #D206230946 in the Property Records of Tarrant County, Texas on 7/28/2006.

Amended and Restated Cost Sharing Agreement to Woodland Estates Communities in Tarrant County, Texas, filed for Record as Document # D207290473 on 08/16/2007, in the Real Property Records of Tarrant County, Texas.

Second Amendment to the Declaration of Covenants, Conditions and Restrictions for Duplexes of Woodland Estates, Tarrant County, Texas, filed for Record as Document # D209082028 on 03/27/2009, in the Real Property Records of Tarrant County, Texas.

Second Amendment to the Declaration of Covenants, Conditions and Restrictions for Duplexes of Woodland Estates, Tarrant County, Texas, filed for Record as Document # D207451177 on 12/20/2007, in the Real Property Records of Tarrant County, Texas.

Third Amendment to the Declaration of Covenants, Conditions and Restrictions for Duplexes of Woodland Estates, Tarrant County, Texas, filed for Record as Document # D209084911 on 04/01/2009, in the Real Property Records of Tarrant County, Texas.

Notice of Termination of Amended and Restated Cost Sharing Agreement for Woodland Estates Communities, filed for Record as Document #D211245880 on 10/10/2011.

5. Duplex Owners' Association of Woodland Estates, 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](mailto:closing@cmamanagement.com) and the association's website is [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
- Working Capital: \$200.00 (Every Sale)
- Transfer Fee: \$250
- Foreclosure Transfer Fee: \$300

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

DUPLEX OWNERS' ASSOCIATION OF WOODLAND ESTATES, INC.

By: CMA, its Manager

By:

Karyn Bradley

**ACKNOWLEDGMENT**

STATE OF TEXAS

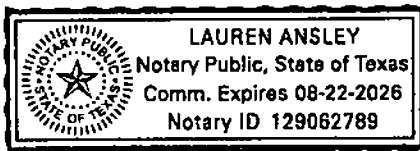
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COUNTY OF COLLIN

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This instrument was acknowledged before me on the 26<sup>th</sup> day of December, 2024, by Karyn Bradley of CMA, Manager for Duplex Owners' Association of Woodland Estates, 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