

**Grayson County
Deana Patterson
County Clerk
Sherman, TX 75090**

Instrument Number: 2024 - 34396

ERecordings-RP

Recorded On: December 18, 2024 11:54 AM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$19.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******

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File Information:

Document Number: 34396
Receipt Number: 20241218000072
Recorded Date/Time: December 18, 2024 11:54 AM
User: Crystal T
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Record and Return To:

CSC Global
100 W. Houston Ste. 17

SHERMAN TX 75090



STATE OF TEXAS
COUNTY OF GRAYSON

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 Grayson County, Texas.

Deana Patterson
County Clerk
Grayson County, TX

MANAGEMENT CERTIFICATE FOR THE RESERVE AT GATEWAY

STATE OF TEXAS

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KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF GRAYSON

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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 The Reserve at Gateway HOA, Inc.

1. The name of the subdivision is The Reserve at Gateway.
2. The name of the association is The Reserve at Gateway HOA, Inc.
3. The recording data for the subdivisions follows:

SubdivisionRecording Data

The Reserve Phases 1-3	Final Plat filed as Document # 2021-176 on 8/11/2021.
The Reserve Phase 4	Final Plat filed as Document # 2023-130 on 06/21/2023.
The Reserve Phase 5	Final Plat filed as Document # 20230120000223 on 01/20/2023.

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

Instrument and Recording Data

Declaration of Covenants, Conditions and Restrictions for The Reserve at Gateway HOA, Inc., Recorded in the Property Records of Grayson County, Texas as Document # 2021-25763 on 7/29/2021.

First Amendment to Declaration of Covenants, Conditions and Restrictions for The Reserve at Gateway HOA, Inc., Recorded in the Property Records of Grayson County, Texas as Document # 2022-6457 on 2/28/2022.

Supplementary Declaration of Covenants, Conditions and Restrictions for The Reserve at Gateway HOA, Inc. Recorded in the Property Records of Grayson County, Texas as Document # 2023-3463 on 02/10/2023.

Second Amendment to Declaration of Covenants, Conditions and Restrictions for The Reserve at Gateway HOA, Inc. Recorded in the Property Records of Grayson County, Texas as Document # 2023-5877 on 03/09/2023.

Third Amendment to Declaration of Covenants, Conditions and Restrictions for The Reserve at Gateway HOA, Inc. Recorded in the Property Records of Grayson County, Texas as Document # 2023-7408 on 03/27/2023.

Fourth Amendment to Declaration of Covenants, Conditions and Restrictions for The Reserve at Gateway HOA, Inc. Recorded in the Property Records of Grayson County, Texas as Document # 2023-12595 on 05/16/2023.

5. The Reserve at Gateway HOA, 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
 - Working Capital: \$350 All Sales
 - Transfer Fee \$250
 - Foreclosure Transfer Fee \$300

IN WITNESS WHEREOF, this Management Certificate is hereby executed by its duly authorized agent on this 12th day of December, 2024.

THE RESERVE AT GATEWAY HOA, INC.

By: CMA, its Manager

By: _____

Karen Bradley

ACKNOWLEDGMENT

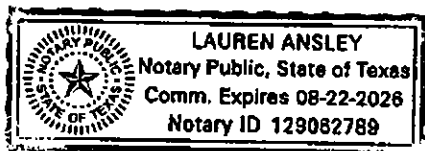
STATE OF TEXAS

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COUNTY OF COLLIN

This instrument was acknowledged before me on the 12th day of December, 2024, by Karen Bradley of CMA, Manager for The Reserve at Gateway HOA, 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