

**PROPERTY OWNERS ASSOCIATION
MANAGEMENT CERTIFICATE
FOR
CARROLLTON COUNTRY PLACE**

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

Pursuant to the provisions of Section 209.004 of the Texas Property Code, the undersigned property owners' association hereby records this Property Owners Association Management Certificate for **Carrollton Country Place Home Owners Association, Inc.**

1. The name of the subdivision is Carrollton Country Place.
2. The name of the association is Carrollton Country Place Home Owners Association, Inc.
3. The recording data for the subdivision is as follows:

Subdivision

Carrollton Country Place

Recording Data

Final Plat of The Country Place Townhouse Addition Section One recorded on July 26, 1971, under Instrument No. 197100150730, Volume 71144, Page 553 *et seq.*, Dallas County Deed Records

Revision of Block No. 4 and part of the Private Recreation Area, Tract 2 of The Country Place Townhouse Addition Section One, recorded on September 18, 1971, under Instrument No. 1997100193634, Volume 71189, Page 109 *et seq.*, Dallas County Deed Records

4. The recording data for the declaration and any amendments to the declaration is as follows:

Declaration of Covenants and Restrictions [for Carrollton Country Place] recorded on or about April 25, 1973, under Instrument No. 197300573741, Volume 73083, Page 99 *et seq.*, Dallas County Deed Records

[First] Amendment of Declaration of Covenants and Restrictions [for Carrollton Country Place] recorded on or about September 10, 1973,

under Instrument No. 197300667206, Volume 73178, Page 1220 *et seq.*, Dallas County Deed Records

Second Amendment of Declaration of Covenants and Restrictions [for Carrollton Country Place] recorded on or about June 7, 1988, under Instrument No 198801119901, Volume 88111, Page 852 *et seq.*, Dallas County Deed Records

Restated Abilene Savings Association Declaration of Covenants and Restrictions [for The Country Place Townhouse Addition Section One] recorded on or about December 29, 2011, under Instrument No. 201100339547 and attached as Exhibit "A" to the document entitled Notice of Filing of Dedicatory Instruments for The Country Pace Townhouse Addition Section One, Dallas County Deed Records

5. The name and mailing address of the association:

Carrollton Country Place Home Owners Association, Inc.
c/o RealManage, LLC
P.O. Box 803555
Dallas, Texas 75380

6. The name, mailing address, telephone number, and e-mail address of the person managing the association or the association's designated representative is as follows:

RealManage, LLC
P.O. Box 803555
Dallas, Texas 75380
Telephone: 866.473.2573
Email: CCPHOA@ciramail.com

7. The website address of any Internet website on which the association's dedicatory instruments are available in accordance with Section 207.006 is:

www.ciranet.com/residentportal

8. The amount and description of a fee or fees charged by the association relating to a property transfer in the subdivision is as follows:

Resale Certificate Fee	\$375.00
Updated Resale Certificate Fee	None
Transfer Fee	\$325.00
Refinance Fee	\$250.00
Statement of Account	\$295.00

9. Other information the association considers appropriate:

www.realmanage.com/closingportal

IN WITNESS WHEREOF, this Property Owners Association Management Certificate is hereby executed by its duly authorized agent on this 11 day of February, 2025.

Carrollton Country Place Home Owners Association, Inc., a Texas non-profit corporation

By: Crystal Avendano

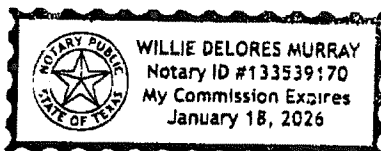
Printed Name: Crystal Avendano

Title: Director of Association Management

ACKNOWLEDGMENT

STATE OF TEXAS §
COUNTY OF Collin §
§

This instrument was acknowledged before me on the 11 day of February, 2025, by Crystal Avendano, Director of Assoc Mgmt of Carrollton Country Place Home Owners Association, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.



Willie Delores Murray
Notary Public in and for the State of Texas

My Commission Expires: January 18, 2026

F/ManagementCertificates/2024CarrolltonCountryPlace

**Dallas County
John F. Warren
Dallas County Clerk**

Instrument Number: 202500028019

eRecording - Real Property

Recorded On: February 12, 2025 08:26 AM

Number of Pages: 4

" 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: 202500028019
Receipt Number: 20250211000863
Recorded Date/Time: February 12, 2025 08:26 AM
User: Marija H
Station: Cc138

Record and Return To:

Simplifile



**STATE OF TEXAS
COUNTY OF DALLAS**

**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 Dallas County, Texas.**

John F. Warren
Dallas County Clerk
Dallas County, TX