


MARY LOUISE NICHOLSON
COUNTY CLERK

**MANAGEMENT CERTIFICATE
FOR
THE MANORS AT WATERFORD**

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 The Manors at Waterford Homeowner's Association, Inc.

1. The name of the subdivision is The Manors at Waterford.
2. The name of the association is The Manors at Waterford Homeowner's Association, Inc.
3. The recording data for the subdivisions follows:

Subdivision

Recording Data

The Manors at Waterford Phase One

Final Plat filed as Document #D203418519 on 11/7/2003.

The Manors at Waterford Phase One

Final Plat Lots 1R1, 1R2, Block C and Lot 1R Block E filed as Document #D204151717 on 5/17/2004.

The Manors at Waterford Phase Two

Final Plat filed as Document #D204312344 on 10/6/2004.

The Manors at Waterford Phase Three

Final Plat filed as Document #D205243889 on 8/18/2005.

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

Instrument and Recording Data

Declaration of Covenants, Conditions and Restrictions for The Manors at Waterford Homeowner's Association, Inc., Recorded in the Property Records of Tarrant County, Texas as Document #D204035711 on 2/3/2004.

Supplementary Declaration of Covenants, Conditions and Restrictions for The Manors at Waterford Homeowner's Association, Inc., Recorded in the Property Records of Tarrant County, Texas as Document #D204219192 on 7/14/2004.

First Amended Declaration of Covenants, Conditions and Restrictions for The Manors at Waterford Homeowner's Association, Inc., Recorded in the Property Records of Tarrant County, Texas as Document #D205108352 on 4/19/2005.

Supplementary Declaration of Covenants, Conditions and Restrictions for The Manors at Waterford Homeowner's Association, Inc., Recorded in the Property Records of Tarrant County, Texas as Document #D205119487 on 4/28/2005.

Supplementary Declaration of Covenants, Conditions and Restrictions for The Manors at Waterford Homeowner's Association, Inc., Recorded in the Property Records of Tarrant County, Texas as Document #D206169796 on 6/6/2006.

First Amended Declaration of Covenants, Conditions and Restrictions for The Manors at Waterford Homeowner's Association, Inc., Recorded in the Property Records of Tarrant County, Texas as Document #D211094330 on 4/21/2011.

Second Supplementary Declaration of Covenants, Conditions and Restrictions for The Manors at Waterford Homeowner's Association, Inc., Recorded in the Property Records of Tarrant County, Texas as Document #D212168339 on 7/13/2012.

5. The Manors at Waterford Homeowner's 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
 - Inspection Required Before Resale- \$190
 - Transfer Fee: \$250
 - Foreclosure Transfer Fee: \$300

IN WITNESS WHEREOF, this Management Certificate is hereby executed by its duly authorized agent on this 27th day of December, 2024.

THE MANORS AT WATERFORD HOMEOWNER'S ASSOCIATION, INC.

By: CMA, its Manager

By: _____

Karen Bradley

ACKNOWLEDGMENT

STATE OF TEXAS

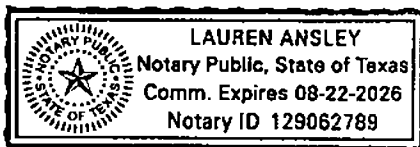
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COUNTY OF COLLIN

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This instrument was acknowledged before me on the 27th day of December, 2024, by Karen Bradley of CMA, Manager for The Manors at Waterford Homeowner's 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