

MANAGEMENT CERTIFICATE FOR VILLAS AT DILBECK COURT

STATE OF TEXAS

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KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF DALLAS

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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 Villas at Dilbeck Court Homeowner's Association, Inc.

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

Subdivision

Recording Data

Villas at Dilbeck Court Amended Plat as Document #200600390357 on 10/20/2006.

Villas at Dilbeck Court Final Replat filed as Document # 202000180022 on 07/14/2020.

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

Instrument and Recording Data

Declaration of Covenants, Conditions and Restrictions for Dilbeck Court Homeowner's Association, Inc., Recorded in the Property Records of Dallas County, Texas as Document # 200600044740 on 2/7/2006.

First Amendment to Declaration of Covenants, Conditions and Restrictions for Dilbeck Court Homeowner's Association, Inc., Recorded in the Property Records of Dallas County, Texas as Document # 201000184979 on 7/21/2010.

5. Villas at Dilbeck Court 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 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
 - 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.

VILLAS AT DILBECK COURT HOMEOWNER'S ASSOCIATION, INC.

By: CMA, its Manager

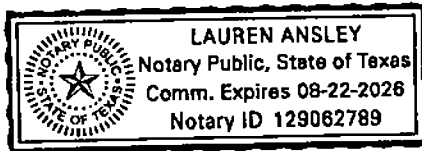
By: Karen Bradley

ACKNOWLEDGMENT

STATE OF TEXAS §
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COUNTY OF COLLIN §

This instrument was acknowledged before me on the 26th day of December, 2024 by Karen Bradley of CMA, Manager for Villas at Dilbeck Court 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

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

Instrument Number: 202400263266

eRecording - Real Property

Recorded On: December 30, 2024 12:51 PM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$29.00

******* 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: 202400263266
Receipt Number: 20241230000235
Recorded Date/Time: December 30, 2024 12:51 PM
User: Blanca M
Station: CC137.dal.ccdc

Record and Return To:

CSC Global



**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