

**Denton County  
Juli Luke  
County Clerk**

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**Instrument Number:** 140617

ERecordings-RP

PROPERTY ASSOC MGMT CERT

Recorded On: December 30, 2024 09:38 AM

Number of Pages: 3

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**" Examined and Charged as Follows: "**

Total Recording: \$33.00

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**\*\*\*\*\* 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: 140617  
Receipt Number: 20241230000156  
Recorded Date/Time: December 30, 2024 09:38 AM  
User: John M  
Station: Station 38

**Record and Return To:**

Corporation Service Company



STATE OF TEXAS  
COUNTY OF DENTON

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 Denton County, Texas.

Juli Luke  
County Clerk  
Denton County, TX

**MANAGEMENT CERTIFICATE  
FOR  
CEDAR BLUFF**

STATE OF TEXAS  
COUNTY OF DENTON

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KNOW ALL MEN BY THESE PRESENTS:

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

1. The name of the subdivision is Cedar Bluff
2. The name of the association is CB Homeowners Association, Inc.
3. The recording data for the subdivisions follows:

Subdivision

Recording Data

Cedar Bluff Phase I

Record Plat filed in Cabinet L, Pages 338-339 on 11/13/1995.

Cedar Bluff Phase II

Record Plat filed in Cabinet M, Pages 154-155 on 5/31/1996.

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

Instrument and Recording Data

Declaration of Covenants, Conditions and Restrictions for CB Homeowners Association, Inc., Recorded in the Property Records of Denton County, Texas as Document #95-R0071118 on 11-13-1995.

First Amendment to Declaration of Covenants, Conditions and Restrictions for CB Homeowners Association, Inc., Recorded in the Property Records of Denton County, Texas as Document #96-R0054630 on 8-7-1996.

5. CB Homeowners 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](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
  - 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.

**CB HOMEOWNERS ASSOCIATION, INC.**

By: CMA, its Manager

By: Kayn Bradley

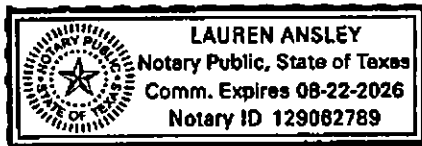
**ACKNOWLEDGMENT**

STATE OF TEXAS

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COUNTY OF COLLIN

This instrument was acknowledged before me on the 26<sup>th</sup> day of December, 2024, by Kayn Bradley of CMA, Manager for CB Association name Homeowners 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