

**MANAGEMENT CERTIFICATE
FOR
BAYSIDE**

STATE OF TEXAS

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COUNTY OF DALLAS

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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 Bayside Master Property Owners Association, Inc.

1. The name of the subdivision is Bayside.
2. The name of the association is Bayside Master Property Owners Association, Inc.
3. The recording data for the subdivisions follows:

Subdivision

Recording Data

Bayside East	Final Plat filed as Document #201700213466 on 7/31/2017.
Bayside East	Amending Plat filed as Document #201700237050 on 8/23/2017.
Bayside West Phase I	Final Plat filed as Document #201800009275 on 1/10/2018.
Bayside West Phase I	Final Plat filed as Document #201800089914 on 4/6/2018.
Sunset Landing at Bayside North	Final Plat filed as Document #202400253631 on 12/16/2024.

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

Instrument and Recording Data

Declaration of Covenants, Conditions and Restrictions for Bayside Master Property Owners Association, Inc., Recorded in the Property Records of Dallas County, Texas as Document # 201800085822 on 4/3/2018.

First Amendment to Declaration of Covenants, Conditions and Restrictions for Bayside Master Property Owners Association, Inc., Recorded in the Property Records of Dallas County, Texas as Document # 201800338006 on 12/28/2018.

Second Amendment to Declaration of Covenants, Conditions and Restrictions for Bayside Master Property Owners Association, Inc., Recorded in the Property Records of Dallas County, Texas as Document # 201900086315 on 4/8/2019.

Third Amendment to Declaration of Covenants, Conditions and Restrictions for Bayside Master Property Owners Association, Inc., Recorded in the Property Records of Dallas County, Texas as Document # 20200074357 on 3/16/2020.

Fourth Amendment to Declaration of Covenants, Conditions and Restrictions for Bayside Master Property Owners Association, Inc., Recorded in the Property Records of Dallas County, Texas as Document # 202000343518 on 12/9/2020.

Fifth Amendment to Declaration of Covenants, Conditions and Restrictions for Bayside Master Property Owners Association, Inc., Recorded in the Property Records of Dallas County, Texas as Document # 202100112052 on 4/6/2021.

Sixth Amendment to Declaration of Covenants, Conditions and Restrictions for Bayside Master Property Owners Association, Inc., Recorded in the Property Records of Dallas County, Texas as Document # 202100165735 on 6/4/2021.

Supplemental Declaration to the Declaration of Covenants, Conditions and Restrictions for Bayside Master Property Owners Association, Inc. Recorded in the Property Records of Dallas County, Texas as Document # 202100112511 on 04/16/2021.

Declaration of Withdrawal of Real Property from the Declaration of Covenants, Conditions and Restrictions for Bayside Master Property Owners Association, Inc. Recorded in the Property Records of Dallas County, Texas as Document # 202100164392 on 06/03/2021.

Seventh Amendment to Declaration of Covenants, Conditions and Restrictions for Bayside Master Property Owners Association, Inc. Recorded in the Property Records of Dallas County, Texas as Document # 202200140137 on 05/17/2022.

Eighth Amendment to the Declaration of Covenants, Conditions and Restrictions for Bayside Master Property Owners Association, Inc. Recorded in Property Records of Dallas County, Texas as Document #202300062335 on 04/03/2023.

5. Bayside Master Property Owners 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
 - Working Capital: \$250.00 (builder to owner & owner to owner)
 - Transfer Fee: \$250
 - Foreclosure Transfer Fee \$300

IN WITNESS WHEREOF, this Management Certificate is hereby executed by its duly authorized agent on this 19th day of December, 2024.

BAYSIDE MASTER PROPERTY OWNERS ASSOCIATION, INC.

By: CMA, its Manager

By: Karyn Bradley

ACKNOWLEDGMENT

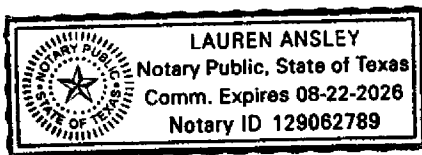
STATE OF TEXAS

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COUNTY OF COLLIN

This instrument was acknowledged before me on the 19th day of December, 2024, by Karyn Bradley of CMA, Manager for Bayside Master Property Owners 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: 202400257621

eRecording - Real Property

Recorded On: December 20, 2024 09:35 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: 202400257621
Receipt Number: 20241219000750
Recorded Date/Time: December 20, 2024 09:35 AM
User: Hilga R
Station: CC132.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