

**MANAGEMENT CERTIFICATE
FOR
COTTONWOOD VALLEY**

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

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 Cottonwood Valley Home Owners Association, Inc..

1. The name of the subdivision is Cottonwood Valley.
2. The name of the association is Cottonwood Valley Home Owners Association, Inc.
3. The recording data for the subdivisions follows:

<u>Subdivision</u>	<u>Recording Data</u>
Cottonwood Valley Phase I	Preliminary Final Plat filed as Volume 80017, Page 0001
Cottonwood Valley Phase II Installment I	Preliminary Final Plat filed as Volume 82152, Page 2739
Cottonwood Valley Phase II Installment IV	Preliminary Final Plat filed as Volume 85182, Page 3683
Cottonwood Valley Phase III Installment 1 & 2	Preliminary Final Plat filed as Volume 85244, Page 3426
Cottonwood Valley Phase III Installment 3	Final Plat filed as Volume 85182, Page 3651 on 9/17/1985
Cottonwood Valley Area LXIV	Final Plat filed in Volume 2004078, Page 00047 on 4/22/04

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

Instrument and Recording Data


Consolidated Amended Declaration of Covenants, Conditions and Restrictions for Cottonwood Valley Home Owners Association, Inc., Recorded in the Property Records of Dallas County as Document # 202500172959 on 08/19/2025

5. Cottonwood Valley Home 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 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 \$175

IN WITNESS WHEREOF, this Management Certificate is hereby executed by its duly authorized agent on this 19th day of September, 2025.

COTTONWOOD VALLEY HOME OWNERS ASSOCIATION, INC.

By: CMA, its Manager

By: 

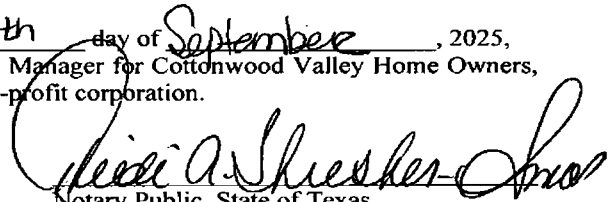
ACKNOWLEDGMENT

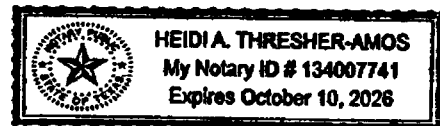
STATE OF TEXAS

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COUNTY OF COLLIN

This instrument was acknowledged before me on the 19th day of September, 2025, by John Utley of CMA, Manager for Cottonwood Valley Home Owners, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.


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: 202500210207

eRecording - Real Property

Recorded On: October 06, 2025 03:45 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: 202500210207
Receipt Number: 20251006000308
Recorded Date/Time: October 06, 2025 03:45 PM
User: Kevin T
Station: CC123.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