

**MANAGEMENT CERTIFICATE
FOR
LAKES OF COPPELL**

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 Lakes of Coppell Owners Association, Inc.

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

Subdivision Plat Recording Data

Patience Piles Survey #1137, BBB & CRR Survey #199, J. H. Mounts Survey #103 & Edward Cook Survey #300.

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

Instrument and Recording Data

Declaration of Covenants, Conditions and Restrictions for Lakes of Coppell, Recorded at Volume 99500, Page 151 in the Property Records of Dallas County, Texas on 11/30/1984.

First Amendment to the Declaration of Covenants, Conditions and Restrictions for Lakes of Coppell, Recorded in the Property Records of Dallas County, Texas on 12/21/1984.

Second Amendment to the Declaration of Covenants, Conditions and Restrictions for Lakes of Coppell, Recorded in the Property Records of Dallas County, Texas on 2/27/1992.

Third Amendment to the Declaration of Covenants, Conditions and Restrictions for Lakes of Coppell, Recorded in the Property Records of Dallas County, Texas on 5/27/1993.

Fourth Amendment to the Declaration of Covenants, Conditions and Restrictions for Lakes of Coppell, Recorded in the Property Records of Dallas County, Texas on 3/4/1994.

Abandonment and Termination of Wall Maintenance and Easements for Lakes of Coppell, Recorded as Document #201300063376 in the Property Records of Dallas County, Texas on 3/1/2013.

Design Guidelines for Lakes of Coppell, Recorded as Document #200001702285 in the Property Records of Dallas County, Texas.

Declaration of Covenants, Conditions and Restrictions for Falls at Westmont, Recorded as Document #5082546 on 2/18/2005.

5. Lakes of Coppell 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
 - 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.

LAKES OF COPPELL OWNERS ASSOCIATION, INC.

By: CMA, its Manager

By: Kaelyn Bradley

ACKNOWLEDGMENT

STATE OF TEXAS

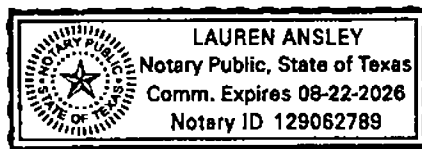
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COUNTY OF COLLIN

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This instrument was acknowledged before me on the 26th day of December, 2024, by Kaelyn Bradley of CMA, Manager for Lakes of Coppel 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: 202400262399

eRecording - Real Property

Recorded On: December 27, 2024 12:14 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: 202400262399
Receipt Number: 20241227000302
Recorded Date/Time: December 27, 2024 12:14 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