

Mary Louise Nicholson
 MARY LOUISE NICHOLSON
 COUNTY CLERK

**MANAGEMENT CERTIFICATE
 FOR
 EAGLE MOUNTAIN OAK HARBOR**

STATE OF TEXAS

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KNOW ALL MEN BY THESE PRESENTS:

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COUNTY OF TARRANT

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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 Eagle Mountain Oak Harbor Homeowners Association, Inc.

1. The name of the subdivision is Oak Harbor, which includes the following additional subdivisions: Oak Harbor Estates.
2. The name of the association is Eagle Mountain Oak Harbor Homeowners Association, Inc.
3. The recording date for the subdivisions follows:

<u>Subdivision</u>	<u>Recording Date</u>	<u>Document Number</u>
Oak Harbor Estates	Final Plat filed in Book 197, Page 29 on 3/19/86	D186011841

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

Instrument and Recording Data

Declaration of Covenants, Conditions and Restrictions for Oak Harbor Estates, Recorded in the Property Records of Tarrant County, Texas as Document #D186527678 on 3/1/86.

Amendment to Declaration of Covenants, Conditions and Restrictions for Oak Harbor Estates, Recorded in the Property Records of Tarrant County, Texas as Document #D186570270 on 7/22/86.

Correction of Amendment to Declaration of Covenants, Conditions and Restrictions for Oak Harbor Estates, Recorded in the Property Records of Tarrant County, Texas as Document #D186618703 on 11/24/86.

Declaration of Covenants, Conditions and Restrictions for Oak Harbor Estates, Recorded in the Property Records of Tarrant County, Texas as Document #D187352439 on 6/1/87.

Amendment to Declaration of Covenants, Conditions and Restrictions for Oak Harbor Estates, Recorded in the Property Records of Tarrant County, Texas as Document #D187603808 on 10/27/87.

Restated and Amended Declaration of Covenants, Conditions and Restrictions for Oak Harbor Estates, Recorded in the Property Records of Tarrant County, Texas as Document #D192131406 on 7/8/92.

Restated and Amended Declaration of Covenants, Conditions and Restrictions for Eagle Mountain Oak Harbor Estates, Recorded in Property Records of Tarrant County, Texas Document #D211312162.

Restated and Amended Declaration of Covenants, Conditions and Restrictions for Oak Harbor Estates, Recorded in the Property Records of Tarrant County, Texas as Document #D212153271.

Amendment to Declaration of Covenants, Conditions and Restrictions for Oak Harbor Estates, Recorded in the Property Records of Tarrant County, Texas as Document #D198250931 on 10/28/1998.

Second Amendment to the Restated and Amended Declaration of Covenants, Conditions and Restrictions for Oak Harbor Estates, Recorded in the Property Records of Tarrant, County Texas as Document #D225119987 on 07/02/2025.

5. Eagle Mountain Oak Harbor 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 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 31st day of July, 2025.

EAGLE MOUNTAIN OAK HARBOR HOMEOWNERS ASSOCIATION, INC.

By: CMA, Manager

By: Lesley DeGuzman

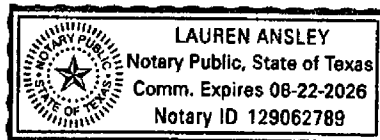
ACKNOWLEDGEMENT

STATE OF TEXAS

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COUNTY OF COLLIN

This instrument was acknowledged before me on the 31st day of July, 2025, by Lesley DeGuzman of CMA, Manager for Eagle Mountain Oak Harbor Homeowner's Association, as Texas non-profit corporation, on behalf of said non-profit corporation.



Lauren Ansley
Notary Public, State of Texas

AFTER RECORDING, RETURN TO:

CMA, Inc.
Attn: Lauren Ansley
1800 Preston Park Boulevard, Suite 200
Plano, Texas 75093