

**Denton County  
Juli Luke  
County Clerk**

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**Instrument Number:** 141473

ERecordings-RP

PROPERTY ASSOC MGMT CERT

Recorded On: December 31, 2024 11:10 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: 141473  
Receipt Number: 20241231000273  
Recorded Date/Time: December 31, 2024 11:10 AM  
User: Joy R  
Station: Station 19

**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  
ELDORADO FAIRWAYS AT THE TRAILS**

STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF DENTON

§

§

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

1. The name of the subdivision is Eldorado Fairways at The Trails.
2. The name of the association is Eldorado Fairways at The Trails Homeowners' Association, Inc.
3. The recording data for the subdivisions follows:

Subdivision

Recording Data

Eldorado Fairways at The Trails Phase A

Final Plat filed in Cabinet U, Pages 304-307 on 3/22/2002.

Eldorado Fairways at The Trails Phase B

Final Plat filed in Cabinet U, Pages 714-715 on 11/7/2002.

Eldorado Fairways at The Trails Phase C

Final Plat filed in Cabinet V, Pages 368 on 11/14/2003.

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

Instrument and Recording Data

Declaration of Covenants, Conditions and Restrictions for Eldorado Fairways at The Trails Homeowners' Association, Inc., Recorded in the Property Records of Denton County, Texas as Document # 2002-R0038412 on 3/27/2002.

First Supplement to the Declaration of Covenants, Conditions and Restrictions for Eldorado Fairways at The Trails Homeowners' Association, Inc., Recorded in the Property Records of Denton County, Texas as Document # 2002-R0159802 on 12/12/2002.

Second Supplement to the Declaration of Covenants, Conditions and Restrictions for Eldorado Fairways at The Trails Homeowners' Association, Inc., Recorded in the Property Records of Denton County, Texas as Document # 2003-195666 on 12/3/2003.

First Amendment to the Declaration of Covenants, Conditions and Restrictions for Eldorado Fairways at The Trails Homeowners' Association, Inc., Recorded in the Property Records of Denton County, Texas as Document # 2004-33082 on 3/17/2004.

5. Eldorado Fairways at The Trails 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
- Working Capital: \$100.00 (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 30<sup>th</sup> day of December, 2024.

**ELDORADO FAIRWAYS AT THE TRAILS HOMEOWNERS' ASSOCIATION, INC.**

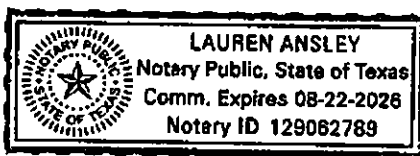
By: CMA, its Manager

By: Lauren Bradley

**ACKNOWLEDGMENT**

STATE OF TEXAS           §  
  §  
COUNTY OF COLLIN     §

This instrument was acknowledged before me on the 30<sup>th</sup> day of December, 2024, by Lauren Bradley of CMA, Manager for Eldorado Fairways at The Trails 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