


MARY LOUISE NICHOLSON
COUNTY CLERK

MANAGEMENT CERTIFICATE FOR FANNIN FARM

STATE OF TEXAS

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KNOW ALL MEN BY THESE PRESENTS:

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 Fannin Farm Association, Inc.

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

Subdivision

Recording Data

Fannin Farm Phase 1A	Final Plat filed in Cabinet A, Slide 1386 on 7/15/93.
Fannin Farm Phase 1B	Final Plat filed in Cabinet A, Slide 1419 on 8/12/93.
Fannin Farm Phase 2	Final Plat filed in Cabinet A, Slide 2247 on 5/4/95.
Fannin Farm Phase III	Final Plat filed in Cabinet A, Slide 3796 10/10/97.
Fannin Farm Phase IV	Final Plat filed in Cabinet A, Slide 2609 on 12/14/95.
Fannin Farm Phase V	Final Plat filed in Cabinet A, Slide 4696 on 12/11/98.
Fannin Farm Phase VI	Final Plat filed in Cabinet A, Slide 5636 on 2/4/00.
Fannin Farm Phase VII	Final Plat filed in Cabinet A, Slide 2486 on 10/5/95.
Fannin Farm Phase VIII	Final Plat filed in Cabinet A, Slide 4461 on 8/31/98.
Fannin Farm Phase IX	Final Plat filed in Cabinet A, Slide 5542 on 12/30/99.
Fannin Farm Phase 10	Final Plat filed in Cabinet A, Slide 6855 on 08/09/01.

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

Instrument and Recording Data

Declaration of Covenants, Conditions and Restrictions for Fannin Farm Area I, Recorded in the Property Records of Tarrant County, Texas as Document # D193274816 on 12/14/93.

Supplementary Declaration of Covenants, Conditions and Restrictions for Fannin Farm Area I, Recorded in the Property Records of Tarrant County, Texas as Document # D194007838 on 1/10/94.

Second Supplementary Declaration of Covenants, Conditions and Restrictions for Fannin Farm Area I, Recorded in the Property Records of Tarrant County, Texas as Document # D195055356 on 4/3/95.

Declaration of Covenants, Conditions and Restrictions for Fannin Farm Area II, Recorded in the Property Records of Tarrant County, Texas as Document # D195078919 on 5/10/95.

Supplementary Declaration of Covenants, Conditions and Restrictions for Fannin Farm Area III, Recorded in the Property Records of Tarrant County, Texas as Document # D195188780 on 10/15/95.

Supplementary Declaration of Covenants, Conditions and Restrictions for Fannin Farm Area IV, Recorded in the Property Records of Tarrant County, Texas as Document # D195233440 on 12/21/95.

Supplementary Declaration of Covenants, Conditions and Restrictions for Fannin Farm Area V, Recorded in the Property Records of Tarrant County, Texas as Document # 1971964970 on 10/22/97.

First Amended to Supplementary Declaration of Covenants, Conditions and Restrictions for Fannin Farm Area I-V, Recorded in the Property Records of Tarrant County, Texas as Document # D199186648 on 07/23/1999.

Supplementary Declaration of Covenants, Conditions and Restrictions for Fannin Farm Area VI, Recorded in the Property Records of Tarrant County, Texas as Document # D198215212 on 9/16/98.

Supplementary Declaration of Covenants, Conditions and Restrictions for Fannin Farm Area VII, Recorded in the Property Records of Tarrant County, Texas as Document # D199096017 on 4/16/99.

Supplementary Declaration of Covenants, Conditions and Restrictions for Fannin Farm Area VIII, Recorded in the Property Records of Tarrant County, Texas as Document # D200105628 on 5/17/00.

Supplementary Declaration of Covenants, Conditions and Restrictions for Fannin Farm Area IX, Recorded in the Property Records of Tarrant County, Texas as Document # D200105631 on 5/17/00.

Supplementary Declaration of Covenants, Conditions and Restrictions for Fannin Farm Area X, Recorded in the Property Records of Tarrant County, Texas as Document # D201200972 on 08/20/01.

First Amendment to Supplementary Declarations of Covenants, Conditions and Restrictions for Fannin Farm Area X, Recorded in the Property Records of Tarrant County, Texas as Document # D202314158 on 11/04/02.

Amendment to the Declaration of Covenants, Conditions and Restrictions for Fannin Farm Areas I-X, Recorded in the Property Records of Tarrant County, Texas as Document # D208019903 on 01/17/08.

5. Fannin Farm 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 \$250
 - Foreclosure Transfer Fee: \$300

IN WITNESS WHEREOF, this Management Certificate is hereby executed by its duly authorized agent on this 30th day of December, 2024.

FANNIN FARM ASSOCIATION, INC.

By: CMA, its Manager

By: Karen Bradley

ACKNOWLEDGMENT

STATE OF TEXAS

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COUNTY OF COLLIN

This instrument was acknowledged before me on the 30th day of December, 2024, by Karen Bradley of CMA, Manager for Fannin Farm 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