

**MANAGEMENT CERTIFICATE
FOR
CHADWICK CROSSING**

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TARRANT

Pursuant to the provisions of Section 209.004 of the Texas Property Code, the undersigned property owners' association hereby records this Management Certificate for Chadwick Crossing at Timarron Homeowners Association, Inc.

1. The name of the subdivision is Chadwick Crossing at Timarron.
2. The name of the association is Chadwick Crossing at Timarron Homeowners Association, Inc.
3. The recording date for the subdivisions follows:

<u>Subdivision</u>	<u>Recording Data</u>	<u>Document Number</u>
Timarron Village H, Phase 3 (Chadwick Crossing)	Final Plat filed in Cabinet A, Slides 8097-8098 on 1/28/03	#203037593
Timarron Villagae H, Phase 3 ADD 8R	Amended Plat Cabinet A, Page 8793 on 11/14/2003	#203427801
Timarron Villaage H, Phase 3	Amended Plat Cabinet A, Slide 8904 Lots 21 & 22 on 12/31/2003	#203475501

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

Instrument and Recording Data:

Declaration of Covenants, Conditions and Restrictions for Chadwick Crossing at Timarron, Recorded in the Property Records of Tarrant County, Texas as Document Number D203344407 on 9/16/2003.

5. Chadwick Crossing at Timarron Homeowner's Association, 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
- Foreclosure Transfer Fee \$190



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Fees: \$23.00

PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
SUBMITTER: CHADWICK CROSSING AT TIMARRON HOA

Mary Louise Nicholson
MARY LOUISE NICHOLSON
COUNTY CLERK

IN WITNESS WHEREOF, this Management Certificate is hereby executed by its duly authorized agent on this 23 day of August, 2021.

CHADWICK CROSSING AT TIMAARRON HOMEOWNERS' ASSOCIATION, INC.

By: CMA, Manager

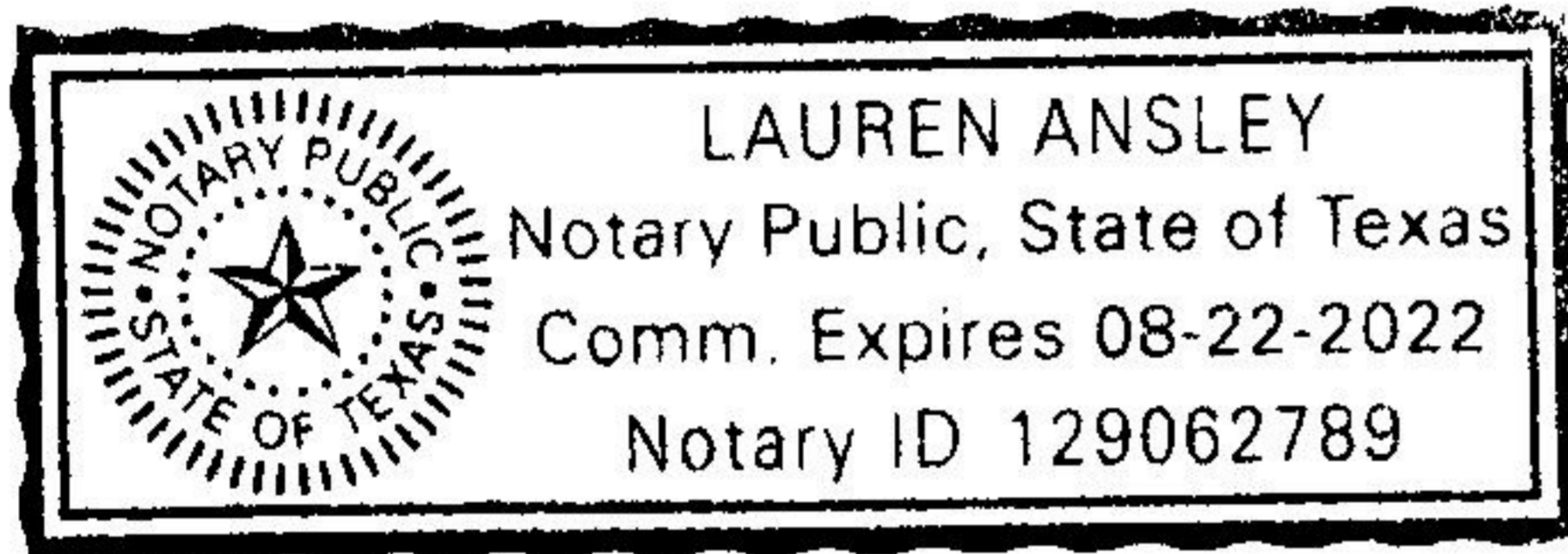
By: Karyn Bradley

ACKNOWLEDGEMENT

STATE OF TEXAS

COUNTY OF DENTON

This instrument was acknowledged before me on the 23rd day of August, 2021, by Karyn Bradley of CMA, Manager for Chadwick Crossing at Timarron Homeowners Association, Inc., 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 Blvd., Suite 200
Plano, Texas 75093

Unofficial Copy



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OFFICIAL PUBLIC RECORDS OF
TARRANT COUNTY, TEXAS
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Fees: \$23.00

Mary Louise Nicholson
MARY LOUISE NICHOLSON
COUNTY CLERK