Denton County
Juli Luke
County Clerk

Instrument Number: 141508

ERecordings-RP

MISCELLANEOUS

Recorded On: December 31, 2024 11:59 AM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: $33.00

********** **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:	141508
Receipt Number:	20241231000312
Recorded Date/Time:	December 31, 2024 11:59 AM
User:	Arie G
Station:	Station 24

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
RIVENDALE by the LAKE

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 Rivendale by the Lake Association.

1. The name of the subdivision is Rivendale by the Lake.

2. The name of the association is Rivendale by the Lake Owners Association.

3. The recording data for the subdivisions follows:

Subdivision	Recording Data
Rivendale by the Lake Phase I	Amending Plat filed as Document #2014-261 on 9/19/2014.
Rivendale by the Lake Phase 2	Final Plat filed as Document #2014-341 on 10/1/2014.
Rivendale by the Lake Phase 3	Final Plat filed as Document #2015-419 on 10/30/2015.
Rivendale by the Lake Phase 4	Final Plat filed as Document #2016-2072 on 7/29/2016.
Rivendale by the Lake Phase 5	Final Plat filed as Document #2017-63 on 2/15/2017.
Rivendale by the Lake Phase 6	Final Plat filed as Document #2017-64 on 2/15/2017.
Rivendale by the Lake Phase 7	Final Plat filed as Document #2020-306 on 9/30/2020.
Rivendale Pointe	Final Plat filed as Document #2017-180 on 4/18/2017.

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

Instrument and Recording Data

Declaration of Covenants, Conditions and Restrictions for Rivendale by the Lake Owners Association, Recorded in the Property Records of Denton County, Texas as Document # 2014-26151 on 3/26/2014.

Supplemental Declaration of Covenants, Conditions and Restrictions for Rivendale by the Lake Owners Association, Annexing Rivendale Pointe, Recorded in the Property Records of Denton County, Texas as Document # 2016-64883 on 6/3/2016.

Build Out Amendment to Declaration of Covenants, Conditions and Restrictions for Rivendale by the Lake Owners Association, Recorded in the Property Records of Denton County, Texas as Document # 2017-130679 on 10/23/2017.

Supplemental Declaration of Covenants, Conditions and Restrictions for Rivendale by the Lake Owners Association, Annexing Phase 7 of Rivendale by the Lake, Recorded in the Property Records of Denton County, Texas as Document # 2017-130681 on 10/23/2017.

5. Rivendale by the Lake 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 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
- R&R Reserves: $151.25
- Street Reserves: $151.25

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

RIVENDALE by the LAKE OWNERS ASSOCIATION.

By: CMA, its Manager

By: Karyn Bradley

ACKNOWLEDGMENT

STATE OF TEXAS §
§
COUNTY OF COLLIN §

This instrument was acknowledged before me on the 30th day of December, 2024, by Karyn Bradley of CMA, Manager for Rivendale by the Lake Owners Association, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.

LAUREN ANSLEY
Notary Public, State of Texas
Comm. Expires 08-22-2026
Notary ID 129062789

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