

Denton County
Juli Luke
County Clerk

Instrument Number: 141309

ERecordings-RP

MISCELLANEOUS

Recorded On: December 31, 2024 08:59 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: 141309
Receipt Number: 20241231000068
Recorded Date/Time: December 31, 2024 08:59 AM
User: Debra S
Station: Station 23

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
RIVER'S EDGE**

STATE OF TEXAS
COUNTY OF DENTON

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§
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KNOW ALL MEN BY THESE PRESENTS:

Pursuant to the provisions of Section 209.004 of the Texas Property Code, the undersigned property owners' association hereby records this Management Certificate for HOA of River's Edge.

1. The name of the subdivision is River's Edge.
2. The name of the association is HOA of River's Edge.
3. The recording data for the subdivisions follows:

Subdivision

Recording Data

River's Edge Phase I

Final Plat filed in Cabinet X, Pages 380-382 on 10/24/2006.

River's Edge Phase 2

Final Plat filed in Cabinet Y, Pages 465-466 on 6/20/2008.

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

Instrument and Recording Data

Declaration of Covenants, Conditions and Restrictions for HOA of River's Edge, Recorded in the Property Records of Denton County, Texas as Document # 2006-132782 on 10/27/2006.

First Amendment to the Declaration of Covenants, Conditions and Restrictions for HOA of River's Edge, Recorded in the Property Records of Denton County, Texas as Document # 2006-139776 on 11/14/2006.

Second Amendment to the Declaration of Covenants, Conditions and Restrictions for HOA of River's Edge, Recorded in the Property Records of Denton County, Texas as Document # 2007-2024 on 1/5/2007.

Third Amendment to the Declaration of Covenants, Conditions and Restrictions for HOA of River's Edge, Recorded in the Property Records of Denton County, Texas as Document # 2009-7180 on 1/21/2009.

Third Amendment to the Declaration of Covenants, Conditions and Restrictions for HOA of River's Edge, Recorded in the Property Records of Denton County, Texas as Document # 2010-43686 on 5/10/2010.

5. HOA of River's Edge, 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 30th day of December, 2024.

HOA OF RIVER'S EDGE

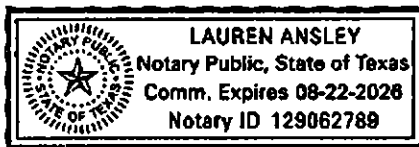
By: CMA, its Manager

By: Karyn 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 Karyn Bradley of CMA, Manager for HOA of River's Edge 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