MANAGEMENT CERTIFICATE
FOR
ANDERSON FARMS

STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF DALLAS §

Pursuant to the provisions of Section 209.004 of the Texas Property Code, the undersigned property owners' association hereby records this Management Certificate for Anderson Farms.

1. The name of the subdivision is Anderson Farms.

2. The name of the association is Anderson Farms Homeowners Association, Inc.

3. The recording data for the subdivisions follows:

Subdivision	Recording Data
Anderson Farms	Final Plat filed as Document #20070014468 on 1/10/2007.

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

Instrument and Recording Data

Declaration of Covenants, Conditions and Restrictions for Anderson Farms Homeowners Association, Inc., Recorded in the Property Records of Dallas, Texas as Document # 20070036827 on 01/31/07.

First Supplement to Notice of Filing of Dedicatory Instruments for Anderson Farms, Recorded in the Property Records of Dallas County, Texas as Document #200900270075 on 10/31/2009.

Second Supplement to Notice of Filing of Dedicatory Instruments for Anderson Farms, Recorded in the Property Records of Dallas County, Texas as Document #201100330772O on 12/20/2011.

5. The managing agent of record is RTI/Community Management Associates, Inc., (dba) 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 26th day of December, 2024.

ANDERSON FARMS HOMEOWNERS ASSOCIATION.

By: CMA, its Manager

By: Karyn Bradley

ACKNOWLEDGMENT

STATE OF TEXAS §
§
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 26th day of December, 2024, by Karyn Bradley of CMA, Manager for Anderson Farms Homeowners 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

Dallas County
John F. Warren
Dallas County Clerk

Instrument Number: 202400262707

eRecording - Real Property

Recorded On: December 30, 2024 08:41 AM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: $29.00

********** **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:	202400262707
Receipt Number:	20241227000680
Recorded Date/Time:	December 30, 2024 08:41 AM
User:	Kenneth C
Station:	CC146.dal.ccdc

Record and Return To:

CSC Global

STATE OF TEXAS
COUNTY OF DALLAS

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 Dallas County, Texas.**

John F. Warren
Dallas County Clerk
Dallas County, TX