

# MANAGEMENT CERTIFICATE FOR THE VILLAGES OF LAKE FOREST

STATE OF TEXAS

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KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF COLLIN

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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 The Villages of Lake Forest Owners Association, Inc.

1. The name of the subdivision is The Villages of Lake Forest.
2. The name of the association is The Villages of Lake Forest Owners Association, Inc.
3. The recording data for the subdivisions follows:

SubdivisionRecording Data

The Villages of Lake Forest Phase I      Final Plat filed in Cabinet J, Page 709 on 5/2/1997.

The Villages of Lake Forest Phase II      Final Plat filed in Cabinet L, Page 226 on 7/6/1999.

The Villages of Lake Forest Phase III      Final Plat filed in Cabinet N, Page 96 on 6/15/2001.

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

Instrument and Recording Data

Declaration of Covenants, Conditions and Restrictions for The Villages of Lake Forest Owners Association, Inc., Recorded in the Property Records of Collin County, Texas as Document # 97-0035054 on 5/5/1997.

Supplemental Declaration of Covenants, Conditions and Restrictions for The Villages of Lake Forest, Recorded in the Property Records of Collin County, Texas as Document #99-0081993 on 6/30/1999.

Second Supplemental Declaration of Covenants, Conditions and Restrictions for The Villages of Lake Forest, Recorded in the Property Records of Collin County, Texas as Document #2001-0071735 on 6/18/2001.

5. The Villages of Lake Forest 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](mailto:closing@cmamanagement.com) and the association's website is [www.cmamanagement.com](http://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 26<sup>th</sup> day of December, 2024.

THE VILLAGES OF LAKE FOREST OWNERS ASSOCIATION, INC.

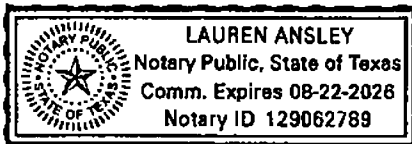
By: CMA, its Manager

By: Kayn Bradley

**ACKNOWLEDGMENT**

STATE OF TEXAS           §  
   §  
COUNTY OF COLLIN   §

This instrument was acknowledged before me on the 26<sup>th</sup> day of December, 2024, by Kayn Bradley of CMA, Manager for The Villages of Lake Forest Owners 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

**Collin County  
Honorable Stacey Kemp  
Collin County Clerk**

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**Instrument Number:** 2024000161282

eRecording - Real Property

CERTIFICATE

Recorded On: December 30, 2024 10:59 AM

Number of Pages: 3

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**" Examined and Charged as Follows: "**

Total Recording: \$29.00

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\*\*\*\*\* 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: 2024000161282  
Receipt Number: 20241230000212  
Recorded Date/Time: December 30, 2024 10:59 AM  
User: Keri O  
Station: Station 1

**Record and Return To:**

CSC



**STATE OF TEXAS  
COUNTY OF COLLIN**

**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 Public Records of Collin County, Texas.**

Honorable Stacey Kemp  
Collin County Clerk  
Collin County, TX