

MANAGEMENT CERTIFICATE FOR ALLEN ESTATES

STATE OF TEXAS §
 §
COUNTY OF COLLIN §

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 Allen Estates Homeowners Association, Inc.

1. The name of the subdivision is Allen North.
2. The name of the association is Allen Estates Homeowners Association, Inc.
3. The recording data for the subdivisions follows:

<u>Subdivision</u>	<u>Recording Data</u>
Allen North Addition Phase One	Final Plat filed in Volume I, Page 368 on 10/17/1994.
Allen North Addition Phase Two	Final Plat filed in Volume I, page 708 on 8/29/1995.
Allen North Addition Phase Three	Final Plat filed in Volume J, Page 534 on 12/31/1996.
Allen North Addition Phase Four	Final Plat filed in Volume L, Page 351 on 1/13/1999.

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

Instrument and Recording Data

Declaration of Covenants, Conditions and Restrictions for Allen Estates Homeowners Association, Inc., Recorded in the Property Records of Collin County, Texas as Document # 94-0094954 on 10/20/1994.

First Amendment to Declaration of Covenants, Condition and Restrictions for Allen Estates Homeowners Association, Inc., Recorded in the Property Records of Collin County, Texas as Document #95-0009803 on 2/9/1995.

5. Allen Estates Homeowners 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

IN WITNESS WHEREOF, this Management Certificate is hereby executed by its duly authorized agent on this 26th day of December, 2024.

ALLEN ESTATES HOMEOWNERS ASSOCIATION, INC.

By: CMA, its Manager

By: _____

Lauren Bradley

ACKNOWLEDGMENT

STATE OF TEXAS

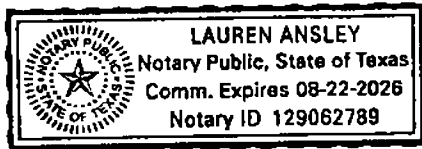
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COUNTY OF COLLIN

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This instrument was acknowledged before me on the 26th day of December, 2024, by Lauren Bradley of CMA, Manager for Allen Estates Homeowners 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**

Instrument Number: 2024000161293

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: December 30, 2024 11:10 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: 2024000161293
Receipt Number: 20241230000247
Recorded Date/Time: December 30, 2024 11:10 AM
User: Maria P
Station: Station 3

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

