

**MANAGEMENT CERTIFICATE
FOR
STONE RANCH**

STATE OF TEXAS
COUNTY OF COLLIN

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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 Stone Ranch-Wylie Homeowners' Association, Inc.

1. The name of the subdivision is Stone Ranch.
2. The name of the association is Stone Ranch-Wylie Homeowners' Association, Inc.
3. The recording data for the subdivisions follows:

Subdivision

Recording Data

Stone Ranch Phase 1	Final Plat filed as Document # 20170310010001220 on 03/10/2017.
Stone Ranch Phase 2	Final Plat filed as Document # 20200914010003500 on 09/14/2020.

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

Instrument and Recording Data

Declaration of Covenants, Conditions and Restrictions for Stone Ranch-Wylie Homeowners' Association, Inc., Recorded in the Property Records of Collin County, Texas as Document # 20170310000313390 on 03/10/2017.

First Amendment to Declaration of Covenants, Conditions and Restrictions for Stone-Ranch Wylie Homeowners' Association, Inc. Annexation Phase 2, Recorded in the Property Records of Collin County, Texas as Document # 20200206000172080 on 02/06/2020.

Second Amendment to Declaration of Covenants, Conditions and Restrictions for Stone-Ranch Wylie Homeowners' Association, Inc., Recorded in the Property Records of Colling County, Texas as Document # 20210901001782580 on 09/01/2021.

5. Stone Ranch-Wylie 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
 - Working Capital- \$300
 - 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.

STONE RANCH- WYLIE HOMEOWNERS' ASSOCIATION, INC.

By: CMA, its Manager

By: *Anthony Kay*

*** **ACKNOWLEDGMENT**

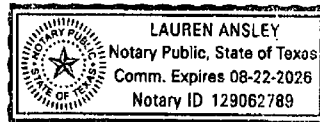
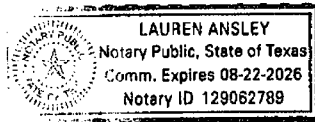
STATE OF TEXAS

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COUNTY OF COLLIN

This instrument was acknowledged before me on the 26th day of December, 2024, by Anthony Kay of CMA, Manager for Association name Homeowner's 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: 2024000161742

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: December 30, 2024 04:20 PM

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: 2024000161742

Receipt Number: 20241230000788

Recorded Date/Time: December 30, 2024 04:20 PM

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