

## MANAGEMENT CERTIFICATE FOR FRISCO SQUARE

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 Frisco Square Homeowners Association, Inc.

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

Subdivision

Recording Data

Frisco Square Phase 1

Final Plat filed in Cabinet N, Slide 637-638 on 1/22/2002.

Frisco Square Phase 2

Final Plat filed as Document #2004-0090392 on 6/18/2004.

Frisco Square Phase 2

Replat filed as Document #2013-87 on 3/1/2013.

Frisco Square Phase 5

Final Plat filed in Cabinet Q, Slide 5-6 on 11/3/2004.

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

Instrument and Recording Data

Declaration of Covenants, Conditions and Restrictions for Frisco Square, Recorded in the Property Records of Collin County, Texas as Document Number 2002-0021610 on 2/11/2002.

First Amendment to the Declaration of Covenants, Conditions and Restrictions for Frisco Square, Recorded in the Property Records of Collin County, Texas as Document Number 2004-0135214 on 9/13/2004.

First Amended Declaration of Covenants, Conditions and Restrictions for Frisco Square, Recorded in the Property Records of Collin County, Texas as Document Number 2005-0063817 on 5/13/2005.

Amendment to the First Amended Declaration of Covenants, Conditions and Restrictions for Frisco Square, Recorded in the Property Records of Collin County, Texas as Document #20120710000828650 on 7/10/2012.

Second Supplement to Notice of Filing of Dedicatory Instruments for Frisco Square, Recorded in the Property Records of Collin County, Texas as Document Number 20090818001035530 on 08/18/2009.

5. Frisco Square 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](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
  - Working Capital: 2 months assessments = \$358.33 (All Sales)
  - 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.

FRISCO SQUARE HOMEOWNERS ASSOCIATION, INC.

By: CMA, its Manager

By:

Karyn Bradley

ACKNOWLEDGMENT

STATE OF TEXAS

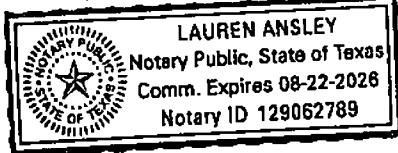
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COUNTY OF COLLIN

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This instrument was acknowledged before me on the 26<sup>th</sup> day of December, 2024, by Karyn Bradley of CMA, Manager for Frisco Square 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**

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**Instrument Number:** 2024000161431

eRecording - Real Property

CERTIFICATE

Recorded On: December 30, 2024 02:05 PM

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: 2024000161431  
Receipt Number: 20241230000431  
Recorded Date/Time: December 30, 2024 02:05 PM  
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