

**MANAGEMENT CERTIFICATE
FOR
COTTONWOOD CREEK**

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 Cottonwood Creek Master Association, Inc.

1. The name of the subdivision is Villas of Cottonwood Creek Phase I.
2. The name of the association is Cottonwood Creek Master Association, Inc.
3. The recording data for the subdivisions follows:

<u>Subdivision</u>	<u>Recording Data</u>
Villas of Cottonwood Creek Phase I	Amending Plat filed in Volume 2006, Pages 743-745 on 11/8/2006.
Villas of Cottonwood Creek Phase II	Replat filed as Document #20130524010001500 on 5/24/2013.

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

Instrument and Recording Data

Amended and Restated Master Declaration of Covenants, Conditions and Restrictions for Cottonwood Creek, Recorded in the Property Records of Collin County as Document #20130418000527450 on 4/18/2013.

Correction to Amended and Restated Master Declaration of Covenants, Conditions and Restrictions for Cottonwood Creek, Recorded in the Property Records of Collin County as Document #20130610000797230.

5. Cottonwood Creek Master Association, 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
 - Reserve Contribution: \$200.00
 - 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.

COTTONWOOD CREEK MASTER ASSOCIATION, INC.

By: CMA, its Manager

By: Karyn Bradley

ACKNOWLEDGMENT

STATE OF TEXAS §

§

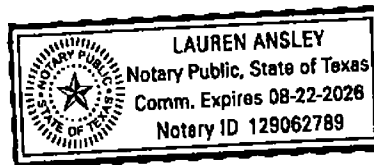
COUNTY OF COLLIN §

This instrument was acknowledged before me on the 26th day of December, 2024, by Karyn Bradley of CMA, Manager for Cottonwood Creek Master 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: 2024000160911

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: December 27, 2024 04:16 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: 2024000160911
Receipt Number: 20241227000546
Recorded Date/Time: December 27, 2024 04:16 PM
User: Michelle K
Station: cck051

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

