

**MANAGEMENT CERTIFICATE
FOR
SHANTARA AT FRISCO BRIDGES**

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 Shantara at Frisco Bridges Condominium Association.

1. The name of the subdivision is **Shantara at Frisco Bridges**.
2. The name of the association is **Shantara at Frisco Bridges Condominium Association**.
3. The recording data for the subdivisions follows:

Subdivision
Shantara at Frisco Bridges

Recording Data
Condominium Plat, filed Document #2003-0012238 on
1/21/2003.

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

Instrument and Recording Data

Declaration of Covenants, Conditions and Restrictions for Shantara at Frisco Bridges Condominium Association, Recorded in the Property Records of Collin County, Texas as Document 2003-0012238 on 1/21/2003.

First Amendment to the Amended and Restated Declaration of Shantara at Frisco Bridges Condominium Association, Recorded in the Property Records of Collin County, Texas as Document # 20151027001355660 on 10/27/2015.

Second Amendment to the Amended and Restated Declaration of Shantara at Frisco Bridges Condominium Association, Recorded in the Property Records of Collin County, Texas as Document # 20190104000016850 on 01/04/2019.

5. Shantara at Frisco Bridges Condominium 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@cnamanagement.com and the association's website is www.cnamanagement.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.

SHANTARA AT FRISCO BRIDGES CONDOMINIUM ASSOCIATION

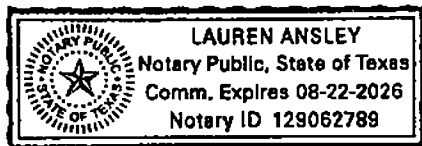
By: CMA, its Manager

By: Karen Bradley

ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF COLLIN §

This instrument was acknowledged before me on the 26th day of December, 2024, by Karen Bradley of CMA, Manager for Shantara at Frisco Bridges Condominium Association, 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: 2024000161439

eRecording - Real Property

CERTIFICATE

Recorded On: December 30, 2024 02:09 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: 2024000161439
Receipt Number: 20241230000434
Recorded Date/Time: December 30, 2024 02:09 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