

STATE OF TEXAS §
 §
COUNTY OF COLLIN §

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE FOR
HOMEOWNERS ASSOCIATION OF MCKINNEY
MEADOWS, INC.**

This MANAGEMENT CERTIFICATE (this "*Certificate*") is made on behalf of the HOMEOWNERS ASSOCIATION OF MCKINNEY MEADOWS, Inc., a Texas non-profit corporation (the "*Association*").

W I T N E S S E T H :

WHEREAS, the undersigned, being an officer of Gulf Professional Property Management, Inc., managing agent of the Homeowners Association of McKinney Meadows, Inc., a non-profit corporation organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code which supersedes any prior Management Certificate filed by the Association.

NOW, THEREFORE, the undersigned hereby certifies as follows on behalf of the Association:

1. **Name of the Subdivision.** The name of the subdivision which is the subject of the Declaration is McKinney Meadows Phase I, II, and III.

2. **Name and Mailing Address of the Association.** The name of the Association is Homeowners Association of McKinney Meadows, Inc., and its mailing address is c/o Gulf PPM, Inc., 5763 State Highway 205, Suite 102-B, Rockwall, Texas 75032.

3. **Recording Data for the Subdivision.** Homeowners Association of McKinney Meadows Phase I, plat recorded in Volume 2008, Page 148-149, Instrument No. 20080310010000910, Phase II, plat recorded in Volume 2006, Page 595, Instrument No. 20060915010003930 and Phase III, plat recorded in Volume 2008, Page 147, Instrument No. 20080310010000900 Official Public Records, Collin County, Texas.

4. **Recording Data for the Declaration.** The recording data for the Declaration is under Document #20110802000809620, the First Amendment to the Declaration is recorded under Document #20111006001073050, and the Second Amendment to Protective and Restrictive Covenants for McKinney Meadows, Phase I and III Declaration is recorded under #20130731001072610 and the Third Amended and Restated Protective and Restrictive Covenants for McKinney Meadows, Phases I and III is recorded under 20160701000836460.

5. **Name and Contact Information for the Association or the Managing Agent of the Association.** The Association's managing agent is Gulf PPM, Inc., 5763 State Highway 205, Suite 102-B, Rockwall, Texas 75032, phone number (469) 600-5080, and email CustomerService@GulfPPM.com.

6. **Website.** The Association's website may be found at www.portal.gulfpmm.com.

7. **Fees Due Upon Property Transfer.** Fees charged relating to a property transfer are as follows:

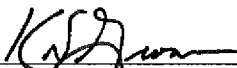
Description	Fee
Resale Certificate	\$ 375.00
Rush Fee (<i>within 24 hours</i>)	\$75.00
Resale Certificate Update Fee	\$75.00
Working Capital	\$300.00

8. **Resale Certificates.** Resale Certificates may be requested by contacting the Association c/o Gulf PPM, Inc. via www.GulfPPM.com/ResaleRequests. The telephone number for Gulf PPM, Inc. is (469) 600-5080. Alternatively, you may contact the office for Gulf PPM, Inc. at 5763 State Highway 205, Suite 102-B, Rockwall, Texas 75032.

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed on behalf of the Association in compliance with Section 209.004 of the Texas Property Code. This Certificate shall serve to take the place of all Management Certificates previously filed on behalf of the Association.

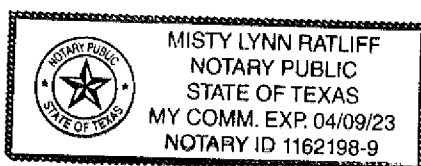
**HOMEOWNERS ASSOCIATION OF
MCKINNEY MEADOWS, Inc.**
a Texas non-profit corporation

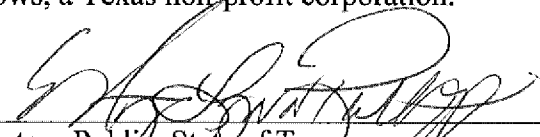
By: Gulf Professional Property
Management, Inc., Managing Agent

By: 
Kris Grooms, Executive Vice President

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 26 day of May, 2022, by Kris Grooms, Executive Vice President with Gulf PPM, Inc., the Managing Agent of Homeowners Association of McKinney Meadows, a Texas non-profit corporation.




Notary Public, State of Texas

**Collin County
Honorable Stacey Kemp
Collin County Clerk**

Instrument Number: 2022000084443

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: May 27, 2022 11:07 AM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$30.00

***** 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: 2022000084443

Receipt Number: 20220527000068

Recorded Date/Time: May 27, 2022 11:07 AM

User: Christina G

Station: Station 9

Record and Return To:

Simplifile



**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