

MANAGEMENT CERTIFICATE FOR COTTONWOOD CREEK VILLAS

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 Villas Homeowners' Association, Inc.

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

<u>Subdivision</u>	<u>Recording Data</u>
Cottonwood Creek Villas Phase I	Final Plat filed as Document #20061108010004850 on 11/08/2009.
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 Declaration of Covenants, Conditions and Restrictions for Cottonwood Creek Villas Homeowners' Association, Inc., Recorded in the Property Records of Collin County, Texas as Document # 20130418000527810 on 4/18/2013.

Correction to Amended and Restated Declaration of Covenants, Conditions and Restrictions for Cottonwood Creek Villas Homeowners' Association, Inc., Recorded in the Property Records of Collin County, Texas as Document #20130610000797240 on 6/10/2013.

5. Cottonwood Creek Villas 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
 - Reserve Contribution: \$200.00
 - Transfer Fee \$250
 - Foreclosure Transfer Fee \$300
 - This is a sub association of Cottonwood Creek Master Association. A 2nd resale will need to be ordered.

IN WITNESS WHEREOF, this Management Certificate is hereby executed by its duly authorized agent on this 26th day of December, 2024.

COTTONWOOD CREEK VILLAS HOMEOWNERS' ASSOCIATION, INC.

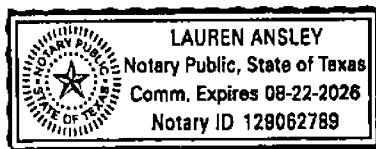
By: CMA, its Manager

By: Kaun Bradley

ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF COLLIN §

This instrument was acknowledged before me on the 26th day of December, 2024, by Kaun Bradley of CMA, Manager for Cottonwood Creek Villas 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**

Instrument Number: 2024000160910

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: December 27, 2024 04:15 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: 2024000160910
Receipt Number: 20241227000548
Recorded Date/Time: December 27, 2024 04:15 PM
User: Suzanne S
Station: Station 2

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