

MANAGEMENT CERTIFICATE FOR HEATHERWOOD

STATE OF TEXAS
COUNTY OF COLLIN

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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 Heatherwood (McKinney) Homeowners Association, Inc.

1. The name of the subdivision is Heatherwood.
2. The name of the association is Heatherwood (McKinney) Homeowners Association, Inc.
3. The recording data for the subdivisions follows:

Subdivision

Recording Data

Heatherwood Phase I	Final Plat filed in Cabinet R pages 108-110 on 10/27/2005.
Heatherwood Phase 2	Final Plat Filed as document # 2010021701000270 on 02/17/2010.
Heatherwood Phase 2A	Final Plat Filed as document # 20061211010005370 on 12/11/2006.
Heatherwood Phase 2B	Final Plat Filed as document # 20071220010004490 on 12/20/2007.
Heatherwood Phase 2C	Final Plat Filed as document # 20170213010000650 on 02/13/2017.
Heatherwood Phase 3A	Final Plat Filed as document # 20101109010002230 on 11/09/2010.
Heatherwood Phase 3B	Final Plat Filed as document # 20111012010002070 on 10/12/2011.
Heatherwood Phase 3C	Final Plat Filed as document # 20130429010001230 on 04/29/2013.
Heatherwood Phase 4	Final Plat Filed as document # 20141125010003930 on 11/25/2014.

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

Instrument and Recording Data

Declaration of Covenants, Conditions and Restrictions for Heatherwood (McKinney) Homeowners Association, Inc., Recorded in the Property Records of Collin County, Texas in Volume 6033, pages 00927-00965 on 10/27/2005.

First Amendment to Declaration of Covenants, Conditions and Restrictions for Heatherwood (McKinney) Homeowners Association, Inc., Recorded in the Property Records of Collin County, Texas as Document # 20060807001122440 on 08/07/2006.

Second Amendment to Declaration of Covenants, Conditions and Restrictions for Heatherwood (McKinney) Homeowners Association, Inc., Recorded in the Property Records of Collin County, Texas as Document # 20070702000902600 on 07/02/2007.

Third Amendment to Declaration of Covenants, Conditions and Restrictions for Heatherwood (McKinney) Homeowners Association, Inc., Recorded in the Property Records of Collin County, Texas as Document # 20080414000443160 on 04/14/2008.

Clarifying Amendment to Declaration of Covenants, Conditions and Restrictions for Heatherwood (McKinney) Homeowners Association, Inc., Recorded in the Property Records of Collin County, Texas as Document # 20101109001220890 on 11/09/2010.

Second Clarifying Amendment to Declaration of Covenants, Conditions and Restrictions for Heatherwood (McKinney) Homeowners Association, Inc., Recorded in the Property Records of Collin County, Texas as Document # 20111012001093440 on 10/12/2011.

Fifth Amendment to Declaration of Covenants, Conditions and Restrictions for Heatherwood (McKinney) Homeowners Association, Inc., Recorded in the Property Records of Collin County, Texas as Document # 2013032000372940 on 03/20/2013.

Seventh Amendment to Declaration of Covenants, Conditions and Restrictions for Heatherwood (McKinney) Homeowners Association, Inc., Recorded in the Property Records of Collin County, Texas as Document # 20151110001420980 on 11/10/2015.

5. Heatherwood (McKinney) 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
 - Working Capital: \$100.00 (every sale)
 - Transfer Fee: \$250
 - Foreclosure Transfer Fee: \$300

IN WITNESS WHEREOF, this Management Certificate is hereby executed by its duly authorized agent on this 30th day of December, 2024.

HEATHERWOOD (MCKINNEY) HOMEOWNERS ASSOCIATION, INC.

By: CMA, its Manager

By: _____

Karyn Bradley

ACKNOWLEDGMENT

STATE OF TEXAS

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COUNTY OF COLLIN

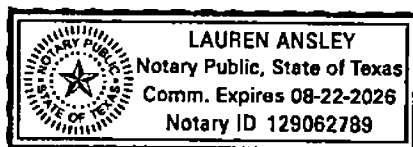
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This instrument was acknowledged before me on the 30th day of December, 2024,
By Karyn Bradley of CMA, Manager for Heatherwood (McKinney) Homeowners
Association, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.

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: 2024000162147

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: December 31, 2024 10:14 AM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$33.00

******* 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: 2024000162147
Receipt Number: 20241231000253
Recorded Date/Time: December 31, 2024 10:14 AM
User: Angela M
Station: Workstation cck061

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