

MANAGEMENT CERTIFICATE FOR MONTGOMERY FARM ESTATES

STATE OF TEXAS

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KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF COLLIN

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Pursuant to the provisions of Section 209.004 of the Texas Property Code, the undersigned property owners' association hereby records this Management Certificate for Montgomery Farm Estates Homeowners Association, Inc.

1. The name of the subdivision is Montgomery Farm Estates.
2. The name of the association is Montgomery Farm Estates Homeowners Association, Inc.
3. The recording data for the subdivisions follows:

Subdivision

Recording Data

Montgomery Farm Estates Phase 1 Final Plat filed as document # 20170302010001036 on 03/02/2017.
Montgomery Farm Estates Phase 2A Final Plat filed as document # 20180307010001090 on 03/07/2018.
Montgomery Farm Estates Phase 2B Final Plat filed as document # 20180621010002860 on 06/21/2018.

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

Instrument and Recording Data

Declaration of Covenants, Conditions and Restrictions for Montgomery Farm Estates Homeowners Association, Inc., Recorded in the Property Records of Collin County, Texas as Document # 20170302000276130 on 03/02/2017.

First Amendment to Declaration of Covenants, Conditions and Restrictions for Montgomery Farm Estates Homeowners Association, Inc., Recorded in the Property Records of Collin County, Texas as Document # 20171027001435410 on 10/27/2017.

Second Amendment to Declaration of Covenants, Conditions and Restrictions for Montgomery Farm Estates Homeowners Association, Inc., Recorded in the Property Records of Collin County, Texas as Document # 20171130001586050 on 11/30/2017.

Third Amendment to Declaration of Covenants, Conditions and Restrictions for Montgomery Farm Estates Homeowners Association, Inc., Recorded in the Property Records of Collin County, Texas as Document # 20171214001653700 on 12/14/2017.

5. Montgomery Farm Estates 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
- Transfer Fee- \$250
- Foreclosure Transfer Fee- \$300
- Working Capital- \$300

IN WITNESS WHEREOF, this Management Certificate is hereby executed by its duly authorized agent on this 12th day of February, 2025.

MONTGOMERY FARM ESTATES HOMEOWNERS ASSOCIATION, INC.

By: CMA, its Manager

By: Melissa Keach

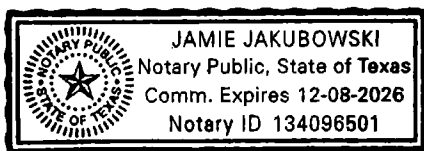
ACKNOWLEDGMENT

STATE OF TEXAS

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COUNTY OF COLLIN

This instrument was acknowledged before me on the 12th day of February, 2025, by Melissa Keach of CMA, Manager for Montgomery Farm Estates Homeowners Association, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.



Jamie Jakubowski
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: 2025000016587

eRecording - Real Property

CERTIFICATE

Recorded On: February 12, 2025 04:01 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: 2025000016587
Receipt Number: 20250212000608
Recorded Date/Time: February 12, 2025 04:01 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