

**MANAGEMENT CERTIFICATE
FOR
STONEBRIDGE RANCH ESTATES**

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 Stonebridge Ranch Estates Homeowners Association, Inc.

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

<u>Subdivision</u>	<u>Recording Data</u>
Stonebridge Estates Phase I	Final Plat filed as Volume I, Pages 469-470 on 1/18/1995.
Stonebridge Estates Phase II	Final Plat filed as Volume M, Pages 295-296.
Stonebridge Estates Phase III	Final Plat filed as Volume M, Pages 300-301 on 10/18/2000.

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

Instrument and Recording Data

Village Declaration of Covenants, Conditions and Restrictions for Stonebridge Estates, Recorded in the Property Records of Collin County, Texas as Document # 95-0011732 on 2/20/1995.

First Amendment to the Village Declaration of Covenants, Conditions and Restrictions for Stonebridge Estates, Recorded in the Property Records of Collin County, Texas as Document # 2002-0144156 on 10/7/2002.

Second Amendment to the Village Declaration of Covenants, Conditions and Restrictions for Stonebridge Estates, Recorded as Document #2002-0177436 in the Property Records of Collin County, Texas on 12/3/2002.

Third Amendment to the Village Declaration of Covenants, Conditions and Restrictions for Stonebridge Estates, Recorded as Document #20080423000490910 in the Property Records of Collin County, Texas on 4/23/2008.

Supplement to the Village Declaration of Covenants, Conditions and Restrictions for Stonebridge Estates, Recorded as Document #2000-0117345 in the Property Records of Collin County, Texas on 10/26/2000.

Fourth Amendment to the Village of Declaration of Covenants, Conditions and Restrictions for Stonebridge Ranch Estates. Recorded as Document # 20160915001227670 on 09/15/2016.

5. Stonebridge Ranch 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
 - This is a sub association of Stonebridge Ranch Community 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.

STONEBRIDGE RANCH ESTATES HOMEOWNERS ASSOCIATION, INC.

By: CMA, its Manager

By: Karyn Bradley

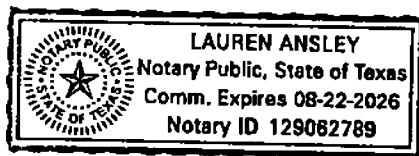
ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF COLLIN

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This instrument was acknowledged before me on the 26th day of December, 2024 by Karyn Bradley of CMA, Manager for Stonebridge Ranch Estates 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: 2024000160804

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: December 27, 2024 03:46 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: 2024000160804
Receipt Number: 20241227000418
Recorded Date/Time: December 27, 2024 03:46 PM
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