

MANAGEMENT CERTIFICATE FOR STONEBRIDGE RANCH COMMERCIAL

STATE OF TEXAS

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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 Stonebridge Ranch Commercial.

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

SubdivisionRecording Data

And any other recorded plats, as amended from time to time, of property subject to the Declaration of Covenants, Conditions and Restrictions.

Christon Retail Center
Kinglsey Place
Linkside Point
Marketsquare at Stonebridge Ranch
Ruth Dowell Middle School
Stonebridge Crossing
Stonebridge Crossing Phase II
Tract 139
Tract 177
Tract 203
Tract 315 (MISD)
Tract 324 (Dalwestern)
Tract 411
Tract 504 (Carbon Dev.)
Tract 505
Tract 506A
Tract 506 Phase I
Tract 612
Tract 622
Tract 805
Tract 813A
Tract 903
Tract 906 (MISD)
Tract 907 (MISD)
Tract 908 (MISD)
United American Insurance
Village Square at Stonebridge Ranch
Bol Retail Center
MedPark I
Bell Tower Site
Marketing Center
Harbor Center
Island Pad
Hotel Pad
Presidential Suite
Adriatica Addition Lots 6-7

Final Plat filed in Cabinet J, Drawer 162,163
Final Plat filed in Cabinet J, Drawer 444 on 11-6-1996.
Record Plat filed in Cabinet N, Drawer 496-497 on 12/3/2001.
Plat filed in Cabinet L, Drawer 638-639 on 1/4/2000.
Plat filed in Cabinet I, Drawer 264 on 6/9/1994.
Final Plat filed in Cabinet G, Drawer 562 on 5/2/1989.
Minor Plat filed in Cabinet N, Drawer 518-519 on 12/11/2001.
Final Plat filed in Cabinet L, Drawer 490-491 on 11/4/1999.
Final Plat filed in Cabinet L, Drawer 560-561 on 11/30/1999.
Final Plat filed in Cabinet L, Drawer 488 on 11/4/1999.
Final Plat filed in Cabinet K, Drawer 768 on 12/9/1998.
Final Plat filed in Cabinet K, Drawer 742-743 on 11/24/1998.
Final Plat filed in Cabinet L, Drawer 477-478 on 11/30/1999.
Final Plat filed in Cabinet L, Drawer 554-555 on 11/30/1999.
Final Plat filed in Cabinet L, Drawer 558-559 on 11/30/1999.
Final Plat filed in Cabinet L, Drawer 475-476 on 11/3/1999.
Final Plat filed in Cabinet L, Drawer 489 on 11/4/1999.
Final Plat filed in Cabinet L, Drawer 578-579 on 12/9/1999.
Final Plat filed in Cabinet N, Drawer 556-557 on 12/20/2001.
Final Plat filed in Cabinet N, Drawer 192-193 on 8/3/2001.
Final Plat filed in Cabinet L, Drawer 576-577 on 12/9/1999.
Final Plat filed in Cabinet L, Drawer 562-563 on 11/30/1999.
Final Plat filed in Cabinet K, Drawer 670-671 on 10/20/1998.
Final Plat filed in Cabinet K, Drawer 672-673 on 10/20/1998.
Final Plat filed in Cabinet N, Drawer 190-191 on 8/3/2001.
Final Plat filed in Cabinet I, Drawer 788 on 10/25/1995.
Final Plat filed in Cabinet D, Drawer 153 on 10/2/2002.
Replat filed in Cabinet Q, Page 597.
Replat filed in Cabinet Q, Page 597.
Replat filed in Cabinet Q, Page 597.
Plat filed in Volume 2007, Page 519.
Plat filed in Volume 2007, Page 519.
Plat filed in Volume 2007, Page 519.
Plat filed in Volume 2007, Page 519.
Plat filed in Volume 2006, Page 471.
Minor Replat filed in Volume 201303070100000720, Pages 98-99.

MedPark 11 at Adriatica Unit 8	Plat filed in Volume 2011110701000290, Page 334.
MedPark 11 at Adriatica Unit 6	Plat filed in Volume 2011110701000290, Page 334.
MedPark 11 at Adriatica Unit 5	Plat filed in Volume 2011110701000290, Page 334.
Tract 601,603	Plat filed in Volume 20111216010002620, Pages 383-384.

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

Instrument and Recording Data

Declaration of Covenants, Conditions and Restrictions for Stonebridge Ranch Commercial, Recorded at Instrument No. 95-0030577 of the Real Property Records of Collin County, Texas, on 3/25/1997.

Supplement to the Declaration of Covenants, Conditions and Restrictions for Stonebridge Ranch Commercial, Recorded as Document # 19960118000048630 of the Real Property Records of Collin County, Texas on 01/18/1996

Supplement to the Declaration of Covenants, Conditions and Restrictions for Stonebridge Ranch Commercial, Recorded as Document # 19970303000157480 of the Real Property Records of Collin County, Texas on 03/03/1997.

Supplement to the Declaration of Covenants, Conditions and Restrictions for Stonebridge Ranch Commercial, Recorded as Document # 1997032500022458 of the Real Property Records of Collin County, Texas on 03/25/1997.

Supplement to the Declaration of Covenants, Conditions and Restrictions for Stonebridge Ranch Commercial, Recoded as Document # 19970708000543290 of the Real Property Records of Collin County, Texas on 07/08/1997.

First Amendment to the Declaration of Covenants, Conditions and Restrictions for Stonebridge Ranch Commercial, Recorded as Document # 19980924001058510 in the Real Property Records of Collin County, Texas on 09/24/1998.

Supplement to the Declaration of Covenants, Conditions and Restrictions for Stonebridge Ranch Commercial, Recorded as Document # 19990422000499870 in the Real Property Records of Collin County, Texas on 04/22/1999.

Supplement to the Declaration of Covenants, Conditions and Restrictions for Stonebridge Ranch Commercial Properties, Recorded as Document #99-0140057 in the Real Property Records of Collin County, Texas on 11/16/1999.

Supplement to the Declaration of Covenants, Conditions and Restrictions for Stonebridge Ranch Commercial, Recorded as Document/Number 2001-0113281 of the Real Property Records of Collin County, Texas, on 9/10/2001.

Second Amendment to the Declaration of Covenants, Conditions and Restrictions for Stonebridge Ranch Commercial, Recorded as Document/Number 2002-0033656 of the Real Property Records of Collin County, Texas, on 3/6/2002.

Corrected Supplement to the Declaration of Covenants, Conditions and Restrictions for Stonebridge Ranch Commercial, Recoded as Document # 20020827001218640 of the Real Property Records of Collin County, Texas on 08/27/2002.

Supplement to the Declaration of Covenants, Conditions and Restrictions for Stonebridge Ranch Commercial, Recorded as Document # 20021009001459850 of the Real Property Records of Collin County, Texas on 10/09/2002.

Supplement to the Declaration of Covenants, Conditions and Restrictions for Stonebridge Ranch Commercial, Recorded as Document/Number 2002-0153353 of the Real Property Records of Collin County, Texas, on 10/22/2002.

Supplement to the Declaration of Covenants, Conditions and Restrictions for Stonebridge Ranch Commercial Properties, Recorded as Document/Number 2002-0176589 of the Real Property Records of

Collin County, Texas.

Supplement to the Declaration of Covenants, Conditions and Restrictions for Stonebridge Ranch Commercial Properties [Lot 1, Block A, Linkside Point (portion of Parcel 615)] Recorded as Document/Number 2003-0002158 of the Real Property Records of Collin County, Texas on 1/6/2003.

Supplement to the Declaration of Covenants, Conditions and Restrictions for Stonebridge Ranch Commercial Properties [Lot 1, Block B, Linkside Point (portion of Parcel 615)] Recorded as Document/Number 2003-0002155 of the Real Property Records of Collin County, Texas on 1/6/2003.

Supplement to the Declaration of Covenants, Conditions and Restrictions for Stonebridge Ranch Commercial Properties [Parcel 519] Recorded as Document/Number 2003-0002153 of the Real Property Records of Collin County, Texas on 1/6/2003.

Supplement to the Declaration of Covenants, Conditions and Restrictions for Stonebridge Ranch Commercial Properties [Parcel 812] Recorded as Document/Number 2003-0002128 of the Real Property Records of Collin County, Texas on 1/6/2003.

Supplement to the Declaration of Covenants, Conditions and Restrictions for Stonebridge Ranch Commercial Properties, Recorded as Document number 20030606001055350 of the Real Property Records of Collin County, Texas on 06/06/2003.

Supplement to the Declaration of Covenants, Conditions and Restrictions for Stonebridge Ranch Commercial Properties [Lot 3, Block B, Linkside Point (portion of Parcel 615)] Recorded as Document/Number 2003-0203648 of the Real Property Records of Collin County, Texas on 10/9/2003.

Supplement to the Declaration of Covenants, Conditions and Restrictions for Stonebridge Ranch Commercial Properties [All of the Plat of the Village Square at Stonebridge Ranch, formerly Parcel 201 of Stonebridge] Recorded as Document/Number 2004-0014696 of the Real Property Records of Collin County, Texas on 2/2/04.

Supplement to the Declaration of Covenants, Conditions and Restrictions for Stonebridge Ranch Commercial Properties, Recorded as Document # 20050802001049490 of the Real Property Records of Collin County, Texas on 08/02/2005.

Supplement to the Declaration of Covenants, Conditions and Restrictions for Stonebridge Ranch Commercial Properties [Parcel 521] Recorded as Document/Number 2005-0155316 of the Real Property Records of Collin County, Texas on 11/2/2005.

Supplement to the Declaration of Covenants, Conditions and Restrictions for Stonebridge Ranch Commercial Properties [Parcel 516] Recorded as Document/Number 2005-0155806 of the Real Property Records of Collin County, Texas on 11/3/2005.

Supplement to the Declaration of Covenants, Conditions and Restrictions for Stonebridge Ranch Commercial Properties, Recorded as Document # 20051205001705710 of the Real Property Records of Collin County, Texas on 12/05/2005.

Supplement to the Declaration of Covenants, Conditions and Restrictions for Stonebridge Ranch Commercial Properties, Recoded as Document # 20051212001733720 of the Real Property Records of Collin County, Texas on 12/12/2005.

Supplement to the Declaration of Covenants, Conditions and Restrictions for Stonebridge Ranch Commercial Properties, Recorded as Document # 20051221001785110 of the Real Property Records of Collin County, Texas on 12/21/2005.

Supplement to the Declaration of Covenants, Conditions and Restrictions for Stonebridge Ranch Commercial Properties, Recorded as Document # 20060103000000920 of the Real Property Records of Collin County, Texas on 01/03/2006.

Supplement to the Declaration of Covenants, Conditions and Restrictions for Stonebridge Ranch Commercial Properties, Recorded as Document # 200604100004667910 of the Real Property Records of Collin County, Texas on 04/10/2006.

Supplement to the Declaration of Covenants, Conditions and Restrictions for Stonebridge Ranch Commercial Properties [Parcel 815] Recorded as Document/Number 2006-0417000502720 of the Real Property Records of Collin County, Texas on 4/17/2006.

Supplement to the Declaration of Covenants, Conditions and Restrictions for Stonebridge Ranch Commercial Properties [Lot 6R, Block B, Linkside Point (portion of Parcel 615)] Recorded as Document/Number 2009-0211000146490 of the Real Property Records of Collin County, Texas on 2/11/2009.

Supplement to the Declaration of Covenants, Conditions and Restrictions for Stonebridge Ranch Commercial Properties [Parcel 506] Recorded as Document/Number 20097-1214001661430 of the Real Property Records of Collin County, Texas on 12/14/2007.

Supplement to the Declaration of Covenants, Conditions and Restrictions for Stonebridge Ranch Commercial Properties Recorded as Document # 20080327000363910 in the Real Property Records of Collin County, Texas on 03/27/2008.

And any other recorded Declaration of Covenants, Conditions and Restrictions, as amended from time to time to the Declaration of Covenants, Conditions and Restrictions for Stonebridge Ranch Commercial Association.

5. Stonebridge Ranch Commercial Association, 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

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

STONEBRIDGE RANCH COMMERCIAL ASSOCIATION, INC.

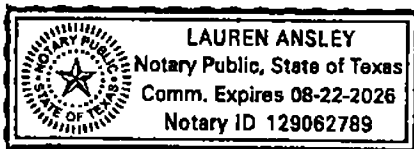
By: CMA, Manager

By: Kayn Bradley

ACKNOWLEDGMENT

STATE OF TEXAS §
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COUNTY OF COLLIN §

This instrument was acknowledged before me on the 26th day of December, 2024 by Kayn Bradley of CMA, managing agent for Stonebridge Ranch Commercial 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: 2024000160712

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: December 27, 2024 02:54 PM

Number of Pages: 6

" Examined and Charged as Follows: "

Total Recording: \$41.00

***** 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: 2024000160712
Receipt Number: 20241227000331
Recorded Date/Time: December 27, 2024 02:54 PM
User: Michelle W
Station: Workstation cck106

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