

**MANAGEMENT CERTIFICATE
FOR
PRESERVE AT MALLARD LAKES**

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 Preserve at Mallard Lakes HOA, Inc.

1. The name of the subdivision is Mallard Lakes at McKinney, which includes the following additional subdivisions: Mallard Lakes at McKinney Phase III
2. The name of the association is Preserve at Mallard Lakes HOA, Inc.
3. The recording data for the subdivisions follows:

Subdivision

Recording Data

Mallard Lakes at McKinney Phase III

Final Plat filed in Volume M, Pages 228 & 229 on 9/27/2001.

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

Instrument and Recording Data

Declaration of Covenants, Conditions and Restrictions for Preserve at Mallard Lakes, Recorded as Doc. No. 2000-0102130 of the Real Property Records of Collin County, Texas on 9/19/2000.

5. Preserve at Mallard Lakes HOA, 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 Mallard Lakes at McKinney Homeowners Association, Inc. 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.

PRESERVE AT MALLARD LAKES HOA, INC.

By: CMA, its managing agent

By: Karyn Bradley

ACKNOWLEDGMENT

STATE OF TEXAS

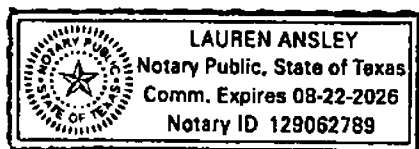
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COUNTY OF COLLIN

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This instrument was acknowledged before me on the 26th day of December, 2024, by Karyn Bradley of CMA, managing agent for Preserve at Mallard Lakes HOA, 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: 2024000160750

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: December 27, 2024 03:16 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: 2024000160750
Receipt Number: 20241227000376
Recorded Date/Time: December 27, 2024 03:16 PM
User: Devon O
Station: CCK107

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