

MANAGEMENT CERTIFICATE FOR OLD SHEPARD PLACE

STATE OF TEXAS §
 §
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 Old Shepard Place Master Homeowners Association, Inc.

1. The name of the subdivision is Old Shepard Place.
2. The name of the association is Old Shepard Place Master Homeowners Association, Inc.
3. The recording data for the subdivisions follows:

<u>Subdivision</u>	<u>Recording Data</u>
Old Shepard Place Phase I, Section 1	Final Plat filed in Volume C, Page 62-63 on 4/24/1980.
Old Shepard Place Phase I, Section 1	Revised Final Plat filed in Volume C, Page 247-248 on 5/15/1981.
Old Shepard Place Phase I, Section 2	Final Plat filed in Volume C, Page 213-214 on 5/16/1981.
Old Shepard Place Phase I, Section 2	Replat filed in Volume C, Page 386-387 on 6/10/1982.
Old Shepard Place Phase II	Final Plat filed in Volume C, Page 488 on 12/21/1982.
Old Shepard Place Phase III	Final Plat filed in Volume C, Page 487 on 12/21/1982.
Old Shepard Place Phase IV	Final Plat filed in Volume C, Page 648 on 6/27/1983.
Old Shepard Place Phase V	Revised Final Plat filed in Volume E, Page 76
Old Shepard Place Phase V	Final Plat filed in Volume G, Page 740 on 5/16/1990.
Old Shepard Place Phase VI	Revised Plat filed in Volume E, Page 69 on 10/26/1984.
Old Shepard Place Phase VI-R	Replat filed in Volume F, Page 461-462 on 12/12/1985.
Old Shepard Place Phase VI-R	Replat filed in Volume I, Page 225 on 4/21/1994.
Old Shepard Place Phase VIII	Final Plat filed in Volume F, Page 712 on 6/27/1986.
Old Shepard Place	Final Plat filed in Volume J, Page 847 on 8/1/1997.

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

Instrument and Recording Data

Declaration of Covenants, Conditions and Restrictions for Old Shepard Place as Recorded in the Property Records of Plano, Texas as Document # 200761356 on 05/25/2007.

First Amendment to the Declaration of Covenants, Conditions and Restrictions for Old Shepard Place, City of Plano, Collin County, Texas, filed for record as Document No. 2007-103180, in the Real Property Records of Collin County, Texas.

5. Old Shepard Place Master Homeowner's 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 Boulevard, Suite 200, Plano, Texas 75093. For association information, the phone number is 972-943-2820, the email 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.

OLD SHEPARD PLACE MASTER HOMEOWNERS ASSOCIATION, INC.

By: CMA, its Manager

By: Karyn Bradley

ACKNOWLEDGMENT

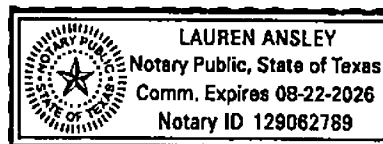
STATE OF TEXAS §
 §
COUNTY OF COLLIN §

This instrument was acknowledged before me on the 26th day of December, 2024, by Karyn Bradley of CMA, Old Shepard Place Master 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: 2024000160703

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: December 27, 2024 02:49 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: 2024000160703
Receipt Number: 20241227000324
Recorded Date/Time: December 27, 2024 02:49 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