

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE**
for
HARVEST BEND (MCKINNEY) HOMEOWNERS' ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
COUNTY OF COLLIN §

The undersigned, being the Managing Agent for Harvest Bend (McKinney) Homeowners' Association, Inc., a non-profit corporation ("Association") organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code which supersedes any prior Management Certificate filed by the Association:

1. Name of Subdivision: The name of the subdivision is Harvest Bend.

Name of Association: The name of the Association is Harvest Bend (McKinney) Homeowners' Association, Inc.

2. Recording Data for the Subdivision:

- a. Harvest Bend Addition, Phase One (1), a subdivision in Collin County, Texas according to the map or plat thereof recorded in Volume P, Page 521 of the Map Records of Collin County, Texas and all amendments to or replats of said maps or plats, if any.
- b. Harvest Bend Addition, Phase 2A, a subdivision in Collin County, Texas according to the map or plat thereof recorded in Volume 2006, Page 384 of the Map Records of Collin County, Texas and all amendments to or replats of said maps or plats, if any.
- c. Harvest Bend Addition, Phase 2B, a subdivision in Collin County, Texas according to the map or plat thereof recorded in Volume 2007, Page 621 of the Map Records of Collin County, Texas and all amendments to or replats of said maps or plats, if any.

3. Recording Data for the Declaration:

- a. Documents:
 - (1) Declaration of Covenants, Conditions and Restrictions for Harvest Bend.
 - (2) First Amendment to the Declaration of Covenants, Conditions and Restrictions for Harvest Bend.

- (3) First Supplementary Declaration of Covenants, Conditions and Restrictions for Harvest Bend Annexation of Harvest Bend Addition, Phase 2A.

b. Recording Information:

- (1) Collin County Clerk's File No. 2004-0031539.
 (2) Collin County Clerk's File No. 20090522000630750.
 (3) Collin County Clerk's File No. 20060616000826790.

4. Name and Mailing Address of the Association: The name and mailing address of the Association is Harvest Bend (McKinney) Homeowners' Association, Inc. c/o RealManage, LLC, P.O. Box 803555, Dallas, Texas 75380-3555.

5. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is:

RealManage, LLC Closing Portal
 P.O. Box 803555
 Dallas, Texas 75380-3555.
 866.473.2573
 harvestb@ciramail.com

7. The Association's Dedicatory Instruments are available to Members online at:
www.ciranet.com/residentportal.

8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

Description	Fee
Resale Certificate	\$ 375.00
Resale Certificate Update	\$ 75.00
Conveyance/Transfer Fee (managing agent)	\$ 325.00
Refinance Fee	\$ 250.00
Statement of Account	\$ 295.00
Community Enhancement Fee [Declaration Article IV, Section 4.3(c)]	The Community Enhancement Fee that will be payable at every closing by every purchaser and seller (other than Declarant) shall be greater than \$100.00 or .15% of the sales

	price of the Lot. The Community Enhancement Fee must be confirmed by the Association.
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Resale certificates are requested via the RealManage LLC Closing Portal at www.realmanage.com/closingportal.

Executed on this 3rd day of June, 2025.

HARVEST BEND (MCKINNEY) HOMEOWNERS' ASSOCIATION, INC.

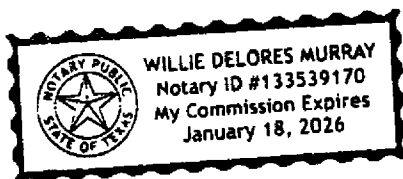
By: RealManage, LLC, Managing Agent

By: Emily Dale
 Printed: Emily Dale
 Its: Director

*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the Subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

THE STATE OF TEXAS §
 §
 COUNTY OF Collin §

BEFORE ME, the undersigned notary public, on this 3 day of June, 2025 personally appeared Emily Dale for RealManage, LLC, Managing Agent for Harvest Bend (McKinney) Homeowners' Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purpose and in the capacity therein expressed.



Willie Delores Murray
 Notary Public in and for the State of Texas

**Collin County
Honorable Stacey Kemp
Collin County Clerk**

Instrument Number: 2025000069793

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: June 04, 2025 08:45 AM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$33.00

***** 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: 2025000069793
Receipt Number: 20250603000763
Recorded Date/Time: June 04, 2025 08:45 AM
User: Tammy M
Station: cck055

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

