

**MANAGEMENT CERTIFICATE  
FOR  
PINNACLE AT CRAIG RANCH**

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 The Pinnacle at Craig Ranch Homeowners Association, Inc.

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

Subdivision

Recording Data

The Danielle at Craig Ranch

Final Plat filed as Document #2022010000182 on 05/04/2022.

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

Instrument and Recording Data

Declaration of Covenants, Conditions and Restrictions for The Pinnacle at Craig Ranch Homeowners Association, Inc., Recorded in the Property Records of Collin County, Texas as Document # 2022000070562 on 05/04/2022.

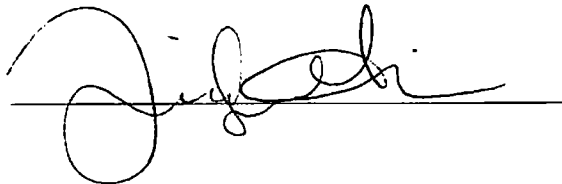
First Amendment to the Declaration of Covenants, Conditions and Restrictions for The Pinnacle at Craig Ranch Homeowners Association, Inc., Recorded in the Property Records of Collin County, Texas as Document # 2024000109743 on 09/05/2024.

5. The Pinnacle at Craig Ranch 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](mailto:closing@cmamanagement.com) and the association's website is [www.cmamanagement.com](http://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
  - Working Capital- 3 months of assessments- \$200

IN WITNESS WHEREOF, this Management Certificate is hereby executed by its duly authorized agent on this 13 day of September, 2024.

THE PINNACLE AT CRAIG RANCH HOMEOWNERS ASSOCIATION, INC.

By: CMA, its Manager

By: 

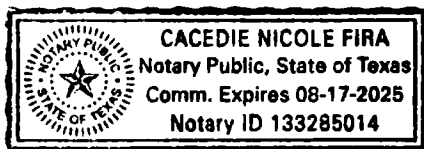
**ACKNOWLEDGMENT**


STATE OF TEXAS

§  
§  
§

COUNTY OF COLLIN

This instrument was acknowledged before me on the 13<sup>th</sup> day of September, 2024, by Jamiyla Gibson of CMA, Manager for The Pinnacle at Craig Ranch Homeowners Association, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.



  
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**

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**Instrument Number:** 2024000113715

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: September 16, 2024 10:42 AM

Number of Pages: 3

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**" Examined and Charged as Follows: "**

Total Recording: \$29.00

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**\*\*\*\*\* 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: 2024000113715  
Receipt Number: 20240916000534  
Recorded Date/Time: September 16, 2024 10:42 AM  
User: Tammy M  
Station: Station 12

**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