

## MANAGEMENT CERTIFICATE FOR PRESTON TRAIL

STATE OF TEXAS               §  
  §  
COUNTY OF DALLAS       §

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 Preston Trail Homeowners Association, Inc.

1. The name of the subdivision is Preston Trails.
2. The name of the association is Preston Trail Homeowners Association, Inc.
3. The recording data for the subdivisions follows:

<u>Subdivision</u>	<u>Recording Data</u>
Preston Trails (Previously known as Sections 1-4)	Not Available
Preston Trails (Previously known as Section 5)	Not Available
Preston Trails Previously known as Section 6)	Not Available

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

Instrument and Recording Data

Declaration of Covenants, Conditions and Restrictions for Preston Trail, Recorded in the Property Records of Dallas County, Texas as Instrument Number #200600083345 on 3/8/2006.

First Amendment to the Covenants, Conditions and Restrictions for Preston Trail, Recorded in the Property Records of Dallas County, Texas as Document # 202500166732 on 08/11/2025.

5. Preston Trail 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 Boulevard, Suite 200, Plano, Texas 75093. For association information, the phone number is 972-943-2820, the email 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
  - Foreclosure Transfer Fee: \$300

IN WITNESS WHEREOF, this Management Certificate is hereby executed by its duly authorized agent on this 22<sup>nd</sup> day of August, 2025.

PRESTON TRAIL HOMEOWNERS ASSOCIATION, INC.

By: CMA, Manager

By: Jennifer Mayben

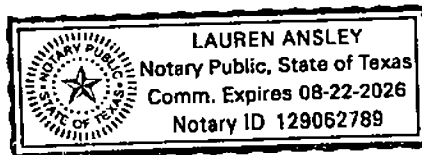
**ACKNOWLEDGMENT**

STATE OF TEXAS

§  
§  
§

COUNTY OF COLLIN

This instrument was acknowledged before me on the 22<sup>nd</sup> day of August, 2025, by Jennifer Mayben of CMA, Manager for Preston Trail 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

**Dallas County  
John F. Warren  
Dallas County Clerk**

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**Instrument Number:** 202500176664

eRecording - Real Property

Recorded On: August 25, 2025 09:10 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: 202500176664  
Receipt Number: 20250822000725  
Recorded Date/Time: August 25, 2025 09:10 AM  
User: Roger J  
Station: CC150

**Record and Return To:**

CSC Global



**STATE OF TEXAS  
COUNTY OF DALLAS**

**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 Records of Dallas County, Texas.**

John F. Warren  
Dallas County Clerk  
Dallas County, TX

A handwritten signature in black ink, appearing to be "JF Warren", written over a horizontal line.