

MANAGEMENT CERTIFICATE FOR ESTATES OF RUSSELL CREEK

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 the Estates of Russell Creek Homeowners Association, Inc.

1. The name of the subdivision is Estates of Russell Creek, which includes the following additional subdivisions: Highland Ridge I, Highland Ridge II, Highland Ridge III, Highland Ridge IV, Highland Ridge V, Highland Ridge VI, Highland Ridge VII, Highland Ridge VIII
2. The name of the association is Estates of Russell Creek Homeowners Association, Inc.
3. The recording data for the subdivisions follows:

SubdivisionRecording Data

Highland Ridge Phase I
The Estates of Russell Creek

Final plat filed in Cabinet H, Page 283 on 3/1992

Highland Ridge Phase II
The Villages of Russell Creek

Final plat filed in Cabinet H, Page 284 on 3/1992

Highland Ridge III
Villas II of Russell Creek

Final plat filed in Cabinet H, Page 513 on 11/1992

Highland Ridge IV
Estates II of Russell Creek

Final plat filed in Cabinet I, Page 68-69 on 12/9/1993

Highland Ridge V

Final plat filed in Cabinet I, Page 305 on 7/1994

Highland Ridge VI

Final plat filed on 7/1995

Highland Ridge VII

Final plat filed in Cabinet J, Page 475-476 on 7/25/1997

Highland Ridge VIII

Final plat filed in Cabinet J, Page 868 on 8/14/1997

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

Instrument and Recording Data

Declaration of Covenants, Conditions and Restrictions for Estates of Russell Creek, Recorded as Doc. No. 94-0035912 of the Real Property Records of Collin County, Texas on 4/13/1994.

Declaration of Covenants, Conditions and Restrictions for Estates of Russell Creek, Phases I, II and IV, Recorded in Volume 3620, Page 107 et seq on 6/27/1991. [This covers Highland Ridge I (Estates I), Highland Ridge II (Villas) and Highland Ridge IV (Estates II).]

First Amendment to Declaration of Covenants, Conditions and Restrictions (cites and refers to Tab 1) recorded as Document #92-0011320 on 2/25/1992.

Declaration of Covenants, Conditions and Restrictions for Estates at Russell Creek, Phase III (also known as The Parks) recorded in Volume 3812, Page 104 et seq on 11/6/1991.

First Amendment to Declaration of Covenants, Conditions and Restrictions recorded on 2/25/1992.

First Amendment to Declaration of Covenants, Conditions and Restrictions recorded on 12/10/1992.

Additional Declaration (Homeowners Association), Russell Creek, Highland Ridge IV recorded as Document # 94-0035912 on 4/13/1994.

Declaration of Covenants, Conditions and Restrictions for Russell Creek, Highland Ridge V recorded as File #94-0036501 on 4/14-1994.

Supplementary Declaration of Covenants, Conditions and Restrictions for Russell Creek, Highland Ridge VI recorded as File #95-0095598.

Declaration of Covenants, Conditions and Restrictions for Highland Ridge Phase VII recorded as File #96-0093318 on October 29, 1996.

Supplementary Declaration of Covenants, Conditions and Restrictions for Russell Creek, Highland Ridge VIII recorded as File #97-0079624 on 9/23/1997.

5. Estates of Russell Creek 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 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
 - Initiation Fee: \$200.00 (Charged for every sale, including resales)
 - Transfer Fee: \$250
 - Foreclosure Transfer Fee \$300

This Association contains non-mandatory members

IN WITNESS WHEREOF, this Management Certificate is hereby executed by its duly authorized agent on this 26th day of December, 2024.

ESTATES OF RUSSELL CREEK HOMEOWNERS ASSOCIATION, INC.

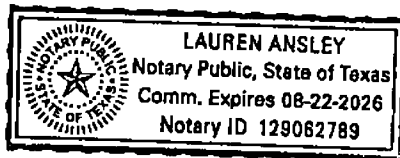
By: CMA, Manager

By: Karen Bradley

ACKNOWLEDGMENT

STATE OF TEXAS §
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COUNTY OF COLLIN §

This instrument was acknowledged before me on the 26th day of December, 2024, by Karen Bradley of CMA, managing agent for Estates of Russell Creek 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: Kathleen Dawsey
1800 Preston Park Boulevard, Suite 200
Plano, Texas 75093

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

Instrument Number: 2024000160724

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: December 27, 2024 03:04 PM

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: 2024000160724
Receipt Number: 20241227000352
Recorded Date/Time: December 27, 2024 03:04 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

