

**MANAGEMENT CERTIFICATE  
FOR  
STONEBRIDGE LIVE OAK VILLAGE**

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 Stonebridge Live Oak.

1. The name of the subdivision is Stonebridge Live Oak.
2. The name of the association is Stonebridge Live Oak Homeowners Association, Inc.
3. The recording data for the subdivisions follows:

<u>Subdivision</u>	<u>Recording Data</u>
Live Oak Village Phase I	Final Plat filed in Cabinet L, Page 214, 215 & 216 on 7/1/99
Live Oak Village Phase II	Final Plat filed in Cabinet L, Page 888 & 889 on 5/2/00
Live Oak Village Phase III	Final Plat filed in Cabinet L, Page 891 & 892 on 5/2/00

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

Instrument and Recording Data

Declaration of Covenants, Conditions and Restrictions for Stonebridge Live Oak Homeowners Association, Inc., Recorded in the Property Records of Collin Texas as Document # 99-0082659 on 07/01/1999.

Annexation to Declaration of Covenants, Conditions and Restrictions for Live Oak Village, Recorded in the Property Records of Collin County, Texas as Document #20020730001073400 on 7/30/2002.

Annexation to Declaration of Covenants, Conditions and Restrictions for Live Oak Village, Recorded in the Property Records of Collin County, Texas as Document #20010806000963100 on 8/6/2001.

5. Stonebridge Live Oak 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 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
  - Foreclosure Transfer Fee: \$300
  - This is a sub association of Stonebridge Ranch Community Association, Inc. A 2<sup>nd</sup> resale will need to be ordered.

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

STONEBRIDGE LIVE OAK HOMEOWNER'S ASSOCIATION, INC.

By: CMA, its Manager

By: Karen Bradley

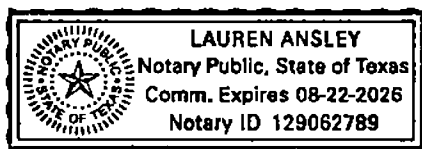
**ACKNOWLEDGMENT**

STATE OF TEXAS

§  
§

COUNTY OF COLLIN

This instrument was acknowledged before me on the 26<sup>th</sup> day of December, 2024, by Karen Bradley of CMA, Manager for Stonebridge Live Oak Homeowner's 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**

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**Instrument Number:** 2024000160758

eRecording - Real Property

CERTIFICATE

Recorded On: December 27, 2024 03:20 PM

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: 2024000160758  
Receipt Number: 20241227000362  
Recorded Date/Time: December 27, 2024 03:20 PM  
User: Suzanne S  
Station: Station 2

**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