

**MANAGEMENT CERTIFICATE
FOR
THE CARTER RANCH**

STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF COLLIN

§

§

Pursuant to the provisions of Section 209.004 of the Texas Property Code, the undersigned property owners' association hereby records this Management Certificate for Celina Carter Ranch Homeowners' Association, Inc.

1. The name of the subdivision is The Carter Ranch.
2. The name of the association is Celina Carter Ranch Homeowners' Association, Inc.
3. The recording data for the subdivisions follows:

Subdivision

Recording Data

The Carter Ranch Phase I	Final Plat filed as document # 20031222002449600 on 12/22/2003.
The Carter Ranch Phase III	Final Plat filed as document # 20060714010003020 on 07/14/2006.
The Carter Ranch Phase IIA	Final Plat filed as document # 20070531010001890 on 05/31/2007.
The Carter Ranch Phase IR	Final Amended Plat filed as Document # 20110616010001000 on 06/16/2011.
The Carter Ranch Phase IIB	Final Plat filed as document # 20121210010003140 on 12/10/2012.
The Carter Ranch Phase IIC Section 1	Final Plat filed as document # 20140715010002180 on 07/15/2014.
The Carter Ranch Phase IIC Section 2	Final Plat filed as document # 20161021010004310 on 10/21/2016.
The Carter Ranch Phase VA	Final Plat filed as document # 20130828010002590 on 08/28/2013.
The Carter Ranch Phase VB	Final Plat filed as document # 20140708010002050 on 07/08/2014.

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

Instrument and Recording Data

Declaration of Covenants, Conditions and Restrictions for Celina Carter Ranch Homeowners' Association Inc., Recorded in the Property Records of Collin County, Texas as Document # 20030910001821070 on 09/10/2003.

5. Celina Carter 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 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
 - Working Capital: \$150.00
 - Transfer Fee \$250
 - Foreclosure Transfer Fee \$300

IN WITNESS WHEREOF, this Management Certificate is hereby executed by its duly authorized agent on this 30th day of December, 2024.

CELINA CARTER RANCH HOMEOWNERS' ASSOCIATION, INC.

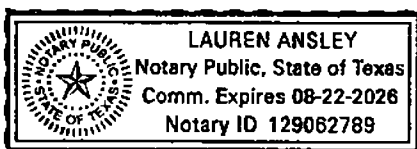
By: CMA, its Manager

By: Karyn Bradley

ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF COLLIN §

This instrument was acknowledged before me on the 30th day of December, 2024, by Karyn Bradley of CMA, Manager for Celina Carter Ranch 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

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

Instrument Number: 2024000162211

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: December 31, 2024 11:23 AM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$29.00

***** 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: 2024000162211
Receipt Number: 20241231000299
Recorded Date/Time: December 31, 2024 11:23 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

