

**MANAGEMENT CERTIFICATE
FOR
THE HOMEOWNERS ASSOCIATION OF CAMBRIDGE GATE, INC.**

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 Homeowners Association of Cambridge Gate, Inc.

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

Subdivision

Recording Data

Cambridge Gate

Final Plat filed as document number 200610130100004490,
on 10/13/2006

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

Instrument and Recording Data

Declaration of Covenants, Conditions and Restrictions for The Homeowners Association of Cambridge Gate, Inc., Recorded in the Property Records of Collin County, Texas as Document # 20070625000064210 on 06/25/2007.

First Amendment to Declaration of Covenants, Conditions and Restrictions for The Homeowners Association of Cambridge Gate, Inc. Recorded in the Property Records of Collin County, Texas as Document # 20080506000549330 on 05/06/2008.

Second Amendment to Declaration of Covenants, Conditions and Restrictions for The Homeowners Association of Cambridge Gate, Inc. Recorded in the Property Records of Collin County, Texas as Document # 20080506000549340 on 05/06/2008.

Third Amendment to Declaration of Covenants, Conditions and Restrictions for The Homeowners Association of Cambridge Gate, Inc. Recorded in the Property Records of Collin County, Texas as Document # 20080515000592560 on 05/15/2008.

Fourth Amendment to Declaration of Covenants, Conditions and Restrictions for The Homeowner Association of Cambridge Gate, Inc. Recorded in the Property Records of Collin County, Texas as Document # 2023000118770 on 10/13/2023.

5. The Homeowners Association of Cambridge Gate, 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:
\$375.00 Routine
\$50.00 Builder Lot Purchase
- Transfer Fee: \$250
- Foreclosure Transfer Fee \$300

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

THE HOMEOWNERS ASSOCIATION OF CAMBRIDGE GATE, INC.

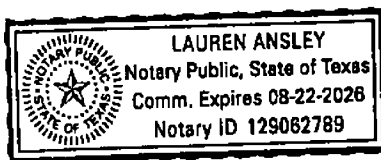
By: CMA, its Manager

By: Karyn 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 Karyn Bradley of CMA, Manager for The Homeowners Association of Cambridge Gate, 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: 2024000160930

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: December 27, 2024 04:19 PM

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: 2024000160930
Receipt Number: 20241227000563
Recorded Date/Time: December 27, 2024 04:19 PM
User: Patricia B
Station: Station 9

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