

## MANAGEMENT CERTIFICATE FOR CAMBRIDGE PLACE AT RUSSELL CREEK

STATE OF TEXAS

§

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 Cambridge Place at Russell Creek Homeowners' Association, Inc.

1. The name of the subdivision is Cambridge Place at Russell Creek.
2. The name of the association is Cambridge Place at Russell Creek Homeowners' Association, Inc.

3. The recording data for the subdivisions follows:

Subdivision

Recording Data

Cambridge Place at Russell Creek

Final Plat filed in Cabinet N, Slide 531 on 12/13/2001.

Cambridge Place at Russell Creek  
(Lots 14 & 15, Block H)

Amended Plat filed in Cabinet P, Slide 413 on 1/9/2003.

Cambridge Place at Russell Creek

Amended Plat filed in Cabinet N, Slide 928-929 on 1/28/2002.

Cambridge Place at Russell Creek

Replat filed in Cabinet O, Slide 163 on 10/7/2002.

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

Instrument and Recording Data

Declaration of Covenants, Conditions and Restrictions for Cambridge Place at Russell Creek, Recorded in the Property Records of Collin County, Texas as Document #2002-0017310 on 2/4/2002.

Corrected First Amendment to the Declaration of Covenants, Restrictions and Easements for Cambridge Place at Russell Creek, Recorded in the Property Records of Collin County, Texas as Document #2005-0106855 on 8/5/2005.

5. Cambridge Place at 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](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 26<sup>th</sup> day of December, 2024.

CAMBRIDGE PLACE AT RUSSELL CREEK HOMEOWNERS' ASSOCIATION, INC.

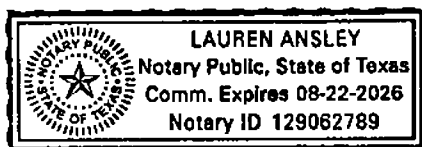
By: CMA, its Manager

By: Karyn Bradley

**ACKNOWLEDGMENT**

STATE OF TEXAS           §  
  §  
COUNTY OF COLLIN       §

This instrument was acknowledged before me on the 26<sup>th</sup> day of December, 2024, by Karyn Bradley of CMA, Manager for Cambridge Place at 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: 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:** 2024000160913

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: December 27, 2024 04:16 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: 2024000160913  
Receipt Number: 20241227000550  
Recorded Date/Time: December 27, 2024 04:16 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

