

**MANAGEMENT CERTIFICATE
FOR
CAMBRIDGE HOA**

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 Cambridge Homeowners' Association.

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

<u>Subdivision</u>	<u>Recording Data</u>
Cambridge Phase 1A	Record Plat filed in Volume 2006, Pages 609-610 on 9/20/2006.
Cambridge Phase 1B	Record Plat filed in Volume 2006, Pages 611-612 on 9/20/2006.
Cambridge Phase 1B	(Lot 1, Block A and Lot 6, Block B); a Minor Replat filed in Volume 2012, Page 63 on 2/24/2012.
Cambridge Phase 2A	Record Plat filed in Volume 2011, Page 264 on 9/20/2011.
Cambridge Phase 2B	Record Plat filed in Volume 2011, Page 266 on 9/20/2011.

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

Instrument and Recording Data

Declaration of Covenants, Conditions and Restrictions for Cambridge, Recorded in the Property Records of Collin County, Texas as Document #2006-0920001358610 on 9/20/2006.

First Amendment to the Covenants, Conditions and Restrictions for Cambridge, Recorded in the Property Records of Collin County, Texas as Document #2024-2024000127690 on 10/17/2024.

5. Cambridge Homeowners' 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 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
 - 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.

CAMBRIDGE HOMEOWNERS' ASSOCIATION

By: CMA, its Manager

By: _____

Karen Bradley

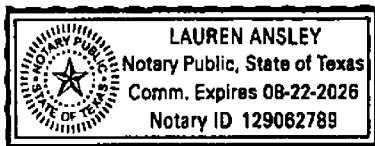
ACKNOWLEDGMENT

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, Manager for Cambridge Homeowners' Association, 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: 2024000160921

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: December 27, 2024 04:18 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: 2024000160921
Receipt Number: 20241227000558
Recorded Date/Time: December 27, 2024 04:18 PM
User: Jennifer W
Station: Station 4

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