

AFTER RECORDING RETURN TO:

Judd A. Austin, Jr.
Henry Oddo Austin Fletcher PC
1717 Main Street
Suite 4600
Dallas, Texas 75201

STATE OF TEXAS §
 §
COUNTY OF COLLIN §

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
OF CAMBRIDGE CROSSING OWNERS ASSOCIATION, INC.**

This MANAGEMENT CERTIFICATE (this "Certificate") is made effective as of January 16, 2025 by the Cambridge Crossing Owners Association, Inc. a Texas non-profit corporation (the "Association").

W I T N E S S E T H

WHEREAS, Tollway/Outer Loop, L.P., a Texas limited partnership ("Declarant") has previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for Cambridge Crossing Owners Association, Inc., dated September 1, 2021 (the "Declaration") recorded as Document Number 20200219000232520 in the Official Public Records of Collin County, Texas which Declaration is incorporated herein for all purposes.

WHEREAS, the Association has caused this Certificate to be prepared and filed in accordance with the provisions of the Texas Residential Property Owners Protection Act as provided in Section 209.004 of the Texas Property Code.

NOW, THEREFORE, the undersigned hereby certifies as follows on behalf of the Association:

1. Name of the Subdivision. The name of the Subdivisions which are subject to the Declaration are set forth in Exhibit A attached hereto.
2. Name of the Association. The name of the Association is Cambridge Crossing Owners Association, Inc.
3. Recording Data for the Subdivision. Recording data for the Subdivisions are set forth on Exhibit A attached hereto.
4. Recording Data for the Declaration. The recording data for the Declaration is Document Number 2024000066453 in the Official Public Records of Collin County, Texas. The recording data for amendments to the Declaration is set forth on Exhibit B attached hereto.

5. Mailing Address of the Association and Contact Information for Managing Agent. The current mailing address for the Association is Cambridge Crossing Owners Association, c/o Insight Association Management, 275 W. Campbell Road, Suite 620, Richardson, TX 75080. The Association's managing agent is Insight Association Management, 275 W. Campbell Road, Suite 620, Richardson, TX 75080, phone number (214) 494-6002, and email address resales@insightam.com.
6. Association Website. The current website for the Association where current versions of the dedicatory instruments are made available is www.CambridgeCrossing-HOA.com.
7. Description and Fees Associated to Transfer of Title. The amount and description of fees charged relating to a transfer of title for the Association are set forth in Exhibit C.

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed on behalf of the Association in compliance with Section 209.004 of the Texas Property Code, and serves to take the place of all Management Certificates previously filed by the Association.

ASSOCIATION:

Cambridge Crossing Owners Association, Inc. a
Texas non-profit corporation.

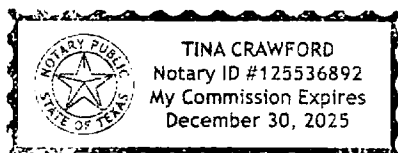
By.

Bruce Crawford, Managing Agent

THE STATE OF TEXAS §
 §
COUNTY OF COLLIN §

This instrument was acknowledged before me on this 16th day of January, 2025, by Bruce Crawford, Insight Association Management, Managing Agent for Cambridge Crossing Owners Association, Inc., a Texas non-profit corporation, on behalf of such corporation.

Notary Public in and for the State of Texas




Notary Public Signature

Exhibit A

[Recording Data for the Subdivision]

Plats of Cambridge Crossing recorded in the Map or Plat Records of Collin County

- Cambridge Crossing #1
Filed in Collin County, Texas
Book 2020-Page 102 Instrument #20200212010000590
- Correction of Street Name
Filed in Collin County, Texas
Document No. 20210330000625860
- Cambridge Crossing Phase Two
Filed Collin County, Texas
Book 2022- Page 620-624 Instrument #2022010000381
- Cambridge Crossing Phase Three
Filed Collin County, Texas
Book 2023- Page 195-201 Instrument #20232023010000126

Exhibit B

[Recording Data for the Declaration]

Amendments to the Declaration for Cambridge Crossing Owners Association recorded with
Collin County

- a. Declaration recorded under Document No. 20200219000232520, Official Public Records of Collin County, Texas.
- b. Certificate and Memorandum of Recording of Dedicatory Instruments recorded under Document No. 20211208002490090, Official Public Records of Collin County, Texas.
- c. First Supplemental Declaration of First Amendment to Declaration of Covenants, Conditions and Restrictions recorded under Document No. 2020002190000232520, Official Public Records of Collin County, Texas.
- d. Second Supplemental Declaration of Second Amendment to Declaration of Covenants, Conditions and Restrictions recorded under Document No. 2023000036976, Official Public Records of Collin County, Texas.
- e. Second Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments recorded under Document No. 2023000006849, Official Public Records of Collin County, Texas.
- f. Third Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments recorded under Document No. 2023000026423, Official Public Records of Collin County, Texas.
- g. Fourth Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments recorded under Document No. 2023000033440, Official Public Records of Collin County, Texas.
- h. Fifth Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments recorded under Document No. 2023000038913, Official Public Records of Collin County, Texas.
- i. Sixth Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments recorded under Document No. 2023000039662, Official Public Records of Collin County, Texas.
- j. Seventh Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments Recorded under the Document No. 2023000127296, Official Public Records of Collin County, Texas.
- k. Eighth Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments Recorded under the Document No. 2024000066453, Official Public Records of Collin County, Texas.

Exhibit C

[Description and Fees Associated to Transfer of Title]

Management Fees

1. Premier Resale Disclosure Bundle (TREC Form, Statement of Account, and Association Documents).....\$450.00
2. Resale Disclosure (TREC Form) and Association Documents.....\$375.00
3. Resale Disclosure Update.....75.00
4. Transfer Fee.....\$250.00
5. 5 Day Rush Fee.....75.00
6. 3 Day Rush Fee.....\$100.00
7. 1 Day Expedited Rush Fee.....\$200.00
8. Custom Questionnaires.....\$165.00
9. Association Questionnaires.....\$125.00

Association Fees

1. Capitalization Fee.....\$400.00

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

Instrument Number: 2025000006949

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: January 22, 2025 08:21 AM

Number of Pages: 6

" Examined and Charged as Follows: "

Total Recording: \$41.00

***** 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: 2025000006949
Receipt Number: 20250121000759
Recorded Date/Time: January 22, 2025 08:21 AM
User: Kim D
Station: Workstation cck024

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