

# MANAGEMENT CERTIFICATE FOR MIRAMONTE

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 Miramonte Homeowners Association, Inc.

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

SubdivisionRecording Data

Miramonte Phase 1A	Final Plat filed as Document #20111202010002500 on 12/2/2011.
Miramonte Phase 1A	Amending Plat filed as Document #20120427010000940 on 4/27/2012.
Miramonte Phase 1B	Amending Plat filed as Document #20170525010002530 on 5/25/2017.
Miramonte Phase 1C	Replat filed as Document #20150529010001780 on 5/29/2015.
Miramonte Phase 2A	Final Plat filed as Document #20150518010001580 on 5/18/2015.
Miramonte Phase 2B	Final Plat filed as Document #20150901010003170 on 9/1/2015.
Miramonte Phase 3	Final Plat filed as Document #20160617010002440 on 6/17/2016.
Miramonte Phase 4	Final Plat filed as Document #20151113010004050 on 11/13/2015.
Miramonte Phase 5	Final Plat filed as Document # 20170825010004090 on 08/25/2017.

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

Instrument and Recording Data

Declaration of Covenants, Conditions and Restrictions for Miramonte Homeowners Association, Inc., Recorded in the Property Records of Collin County, Texas as Document # 20110217000181990 on 2/17/2011.

Amended & Restated Declaration of Covenants, Conditions and Restrictions for Miramonte Homeowners Association, Inc., Recorded in the Property Records of Collin County, Texas as Document # 20120113000043030 on 1/13/2012.

Declaration of Building and Marketing Fund for Miramonte Homeowners Association, Inc., Recorded in the Property Records of Collin County, Texas as Document #20110217000182000 on 2/17/2011.

5. Miramonte 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](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
  - Working Capital: \$500.00 (ALL SALES)
  - 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.

MIRAMONTE HOMEOWNERS ASSOCIATION, INC.

By: CMA, its Manager

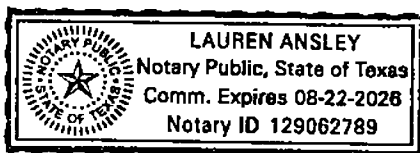
By: Kayn Bradley

**ACKNOWLEDGMENT**

STATE OF TEXAS           §  
   §  
COUNTY OF COLLIN   §

This instrument was acknowledged before me on the 26<sup>th</sup> day of December, 2024, by Kayn Bradley of CMA, Manager for Miramonte 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:** 2024000161384

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: December 30, 2024 01:41 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: 2024000161384  
Receipt Number: 20241230000366  
Recorded Date/Time: December 30, 2024 01:41 PM  
User: Kristen M  
Station: Workstation cck036

**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