

# MANAGEMENT CERTIFICATE FOR STONE RANCH

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 Stone Ranch-Wylie Homeowners' Association, Inc.

1. The name of the subdivision is Stone Ranch.
2. The name of the association is Stone Ranch-Wylie Homeowners' Association, Inc.
3. The recording data for the subdivisions follows:

SubdivisionRecording Data

Stone Ranch Phase 1	Final Plat filed as Document # 20170310010001220 on 03/10/2017.
Stone Ranch Phase 2	Final Plat filed as Document # 20200914010003500 on 09/14/2020.

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

Instrument and Recording Data

Declaration of Covenants, Conditions and Restrictions for Stone Ranch-Wylie Homeowners' Association, Inc., Recorded in the Property Records of Collin County, Texas as Document # 20170310000313390 on 03/10/2017.

First Amendment to Declaration of Covenants, Conditions and Restrictions for Stone-Ranch Wylie Homeowners' Association, Inc. Annexation Phase 2, Recorded in the Property Records of Collin County, Texas as Document # 20200206000172080 on 02/06/2020.

Second Amendment to Declaration of Covenants, Conditions and Restrictions for Stone-Ranch Wylie Homeowners' Association, Inc., Recorded in the Property Records of Collin County, Texas as Document # 20210901001782580 on 09/01/2021.

5. Stone Ranch-Wylie 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- \$330
  - Transfer Fee \$250
  - Foreclosure Transfer Fee: \$300

IN WITNESS WHEREOF, this Management Certificate is hereby executed by its duly authorized agent on this 23 day of July, 2025.

STONE RANCH- WYLIE HOMEOWNERS' ASSOCIATION, INC.

By: CMA, its Manager

By: Lauren Potter

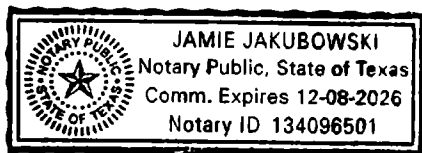
**ACKNOWLEDGMENT**

STATE OF TEXAS

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COUNTY OF COLLIN

This instrument was acknowledged before me on the 23 day of July, 2025, by Lauren Potter of CMA, Manager for Association name Homeowner's Association, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.



Jamie Jakubowski  
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:** 2025000092246

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: July 23, 2025 10:11 AM

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: 2025000092246

Receipt Number: 20250723000244

Recorded Date/Time: July 23, 2025 10:11 AM

User: Devon O

Station: Workstation cck165

**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