

# MANAGEMENT CERTIFICATE FOR HIGHLANDS OF RUSSELL PARK

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 Highlands of Russell Park Homeowners' Association, Inc.

1. The name of the subdivision is Highlands of Russell Park.
2. The name of the association is HRP Homeowners' Association, Inc.
3. The recording data for the subdivisions follows:

SubdivisionRecording Data

Highlands of Russell Park Phase I

Final Plat filed in Cabinet K, Slide 107 on 12/30/1997.

Highlands of Russell Park Phase 2A

Final Plat filed in Cabinet K, Slide 169 on 2/6/1998.

Highlands of Russell Park Phase 3

Final Plat filed in Cabinet K, Slide 167-168 on 2/6/1998.

Highlands of Russell Park Phase 3A

Final Plat filed in Cabinet L, Slide 300-301 on 8/12/1999.

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

Instrument and Recording Data

Declaration of Covenants, Conditions and Restrictions for The Highlands of Russell Park, Phase I, Recorded in the Property Records of Collin County, Texas as Document Number 97-0101674 on 12/1/1997.

Declaration of Covenants, Conditions and Restrictions for The Highlands of Russell Park, Phase IIA and III, Recorded in the Property Records of Collin County, Texas as Document Number 98-0007386 on 1/26/1998.

Declaration of Covenants, Conditions and Restrictions for The Highlands of Russell Park, Phase 3A, Recorded in the Property Records of Collin County, Texas as Document Number 99-01144002 on 09/10/1999.

First amendment to the Declaration of Covenants, Conditions and Restrictions for The Highlands of Russell Park, Phase I, Recorded in the Property Records of Collin County, Texas as Document Number 2000-0092410 on 8/25/2000.

5. HRP 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
  - 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.

HRP HOMEOWNERS' ASSOCIATION, INC.

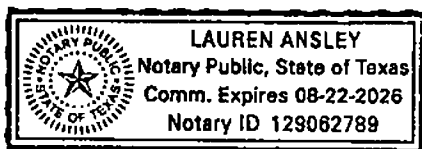
By: CMA, Manager

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 HRP 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:** 2024000160903

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: December 27, 2024 04:14 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: 2024000160903  
Receipt Number: 20241227000534  
Recorded Date/Time: December 27, 2024 04:14 PM  
User: Patricia B  
Station: Station 9

**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

