

AFTER RECORDING RETURN TO:

Judd A. Austin, Jr., Esq.
Henry Oddo Austin & Fletcher
1700 Pacific Avenue
Suite 2700
Dallas, Texas 75201

STATE OF TEXAS §
 §
COUNTY OF COLLIN §

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
OF THE HOMEPLACE AT THE COLUMNS HOMEOWNERS
ASSOCIATION, INC.**

This MANAGEMENT CERTIFICATE (this "Certificate") is made effective as of November 12, 2024 by The Homeplace at the Columns Homeowners Association, Inc. a Texas non-profit corporation (the "Association").

W I T N E S S E T H

WHEREAS, MM Columns Residential, LLC., a Texas Corporation ("Declarant") has previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for The Homeplace at the Columns, dated February 5, 2020 (the "Declaration") recorded as Document Number 20200205000162530 in the Real Property 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 The Homeplace at the Columns Homeowners 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 20200205000162530 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 The Homeplace at the Columns, 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 <https://thecolumns.nabrnetwork.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:

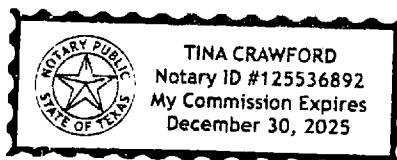
The Homeplace at the Columns Homeowners Association, Inc. a Texas non-profit corporation.

By: 
Bruce Crawford, Managing Agent

THE STATE OF TEXAS §
 §
COUNTY OF COLLIN §

This instrument was acknowledged before me on this 12th day of November, 2024, by Bruce Crawford, Insight Association Management, Managing Agent for The Homeplace at the Columns Homeowners 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 The Homeplace at the Columns Homeowners Association
recorded in the Map or Plat Records of Collin County

- The Homeplace at the Columns – Final Plat
Filed in Collin County, Texas on February 21, 2020
Document No. 20200221010000750

Exhibit B

[Recording Data for the Declaration]

Amendments to the Declaration for The Homeplace at the Columns Homeowners Association
recorded with Collin County

- **DCC&R's**
Filed in Collin County, Texas on February 5, 2020
Document No. 20200205000162530
- **Articles of Incorporation**
Filed in Collin County, Texas on January 18, 2020
Document No. 803522262
- **Collection Policy**
Filed in Collin County, Texas on September 30, 2024
Document No. 2024000120153
- **Swimming Pool Rules and Regulations**
Filed in Collin County, Texas on June 13, 2022
Document No. 2022000092298
- **Access Easement**
Filed in Collin County, Texas on May 11, 2018
Document No. 20180511000580070
- **Termination of Declarant's Rights**
Filed in Collin County, Texas on November 10, 2023
Document No. 2023000130046
- **Certificate of Correction**
Filed in Collin County, Texas on May 4, 2020
Document No. 20200504000646580

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. Acquisition Assessment.....\$350.00

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

Instrument Number: 2024000141231

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: November 13, 2024 04:10 PM

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: 2024000141231

Receipt Number: 20241113000772

Recorded Date/Time: November 13, 2024 04:10 PM

User: Cathy L

Station: Station 5

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