

**MANAGEMENT CERTIFICATE
FOR
VILLAS AT WILLOW GROVE**

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 Villas at Willow Grove Condominium Homeowners Association, Inc.

1. The name of the subdivision is Villas at Willow Grove.
2. The name of the association is Villas at Willow Grove Condominium Homeowners Association, Inc.
3. The recording data for the subdivisions follows:

Subdivision

Recording Data

Villas at Willow Grove Phases 1-9

Minor Plat, Lot 1, Block A, filed 4/11/2007 in Volume 2007, Pages 191-192.

Villas at Willow Grove Phase 10

Plat filed as Document #20141022001155940 on 10/22/2014.

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

Instrument and Recording Data

Amended & Restated Condominium Declaration for Villas at Willow Grove, a Condominium, Recorded in the Property Records of Collin County, Texas as Document # 20081114001334970 on 11/14/2008.

First Amendment to Amended & Restated Condominium Declaration for Villas at Willow Grove, a Condominium, Recorded in the Property Records of Collin County, Texas as Document #20090211000147370 on 2/11/2009.

Second Amendment to Amended & Restated Condominium Declaration for Villas at Willow Grove, a Condominium, Recorded in the Property Records of Collin County, Texas as Document #20090629000807530 on 6/29/2009.

Third Amendment to Amended & Restated Condominium Declaration for Villas at Willow Grove, a Condominium, Recorded in the Property Records of Collin County, Texas as Document #20100514000485090 on 5/14/2010.

Fourth Amendment to Amended & Restated Condominium Declaration for Villas at Willow Grove, a Condominium, Recorded in the Property Records of Collin County, Texas as Document #20101115001244230 on 11/15/2010.

Fifth Amendment to Amended & Restated Condominium Declaration for Villas at Willow Grove, a Condominium, Recorded in the Property Records of Collin County, Texas as Document #20110629000672960 on 6/29/2011.

Sixth Amendment to Amended & Restated Condominium Declaration for Villas at Willow Grove, a Condominium, Recorded in the Property Records of Collin County, Texas as Document #20120223000204470 on 2/23/2012.

Seventh Amendment to Amended & Restated Condominium Declaration for Villas at Willow Grove, a Condominium, Recorded in the Property Records of Collin County, Texas as Document #20121102001407620 on 11/2/2012.

Eighth Amendment to Amended & Restated Condominium Declaration for Villas at Willow Grove, a Condominium, Recorded in the Property Records of Collin County, Texas as Document #20130513000646100 on 5/13/2003.

Ninth Amendment to Amended & Restated Condominium Declaration for Villas at Willow Grove, a Condominium, Recorded in the Property Records of Collin County, Texas as Document #20130919001320440 on 9/19/2013.

Tenth Amendment to Amended & Restated Condominium Declaration for Villas at Willow Grove, a Condominium, Recorded in the Property Records of Collin County, Texas as Document #20141022001155940 on 10/22/2014.

5. Villas at Willow Grove Condominium 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 and the association's website is 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
 - Reserve Contribution: = 2 months assessments
 - Transfer Fee: \$250
 - Foreclosure Transfer Fee \$300

IN WITNESS WHEREOF, this Management Certificate is hereby executed by its duly authorized agent on this 30th day of December, 2024.

VILLAS AT WILLOW GROVE CONDOMINIUM HOMEOWNERS ASSOCIATION, INC.

By: CMA, its Manager

By: Kayn Bradley

ACKNOWLEDGMENT

STATE OF TEXAS

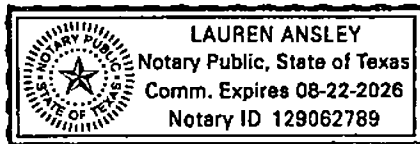
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COUNTY OF COLLIN

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This instrument was acknowledged before me on the 30th day of December, 2024, by Kayn Bradley of CMA, Manager for Willow Grove Condominium Homeowners Association 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**

Instrument Number: 2024000162295

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: December 31, 2024 01:00 PM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$33.00

***** 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: 2024000162295
Receipt Number: 20241231000382
Recorded Date/Time: December 31, 2024 01:00 PM
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