

## MANAGEMENT CERTIFICATE FOR STONE RIVER ESTATES

STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF ROCKWALL

§

§

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 River of Royce City Homeowners' Association, Inc.

1. The name of the subdivision is Stone River Estates.
2. The name of the association is Stone River of Royce City Homeowners' Association, Inc.
3. The recording data for the subdivisions follows:

Subdivision

Recording Data

Stone River Estates Phase Two Final Plat filed in Cabinet J Pages 208-212 on 09/25/2017.

Stone River Estates Phase Three Final Plat filed as Document # 20200000020367 on 09/01/2020.

Stone River Estates Phase Four Final Plat filed as Document # 20210000027461 on 10/12/2021.

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

Instrument and Recording Data

Declaration of Covenants, Conditions and Restrictions for Stone River of Royce City Homeowners' Association, Inc., Recorded in the Property Records of Rockwall County, Texas as Document # 20170000019505 on 10/19/2017.

First Amendment to the Declaration of Covenants, Conditions and Restrictions for Stone River of Royce City Homeowners' Association, Inc. Recorded in the Property Records of Rockwall County, Texas as Document # 20230000021769 on 12/28/2023.

5. Stone River of Royce City Homeowner' 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 Boulevard, Suite 200, Plano, Texas 75093. For association information, the phone number is 972-943-2820, the email 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: \$300.00 (owner to owner) and (builder to owner)
  - Transfer Fee: \$250
  - Foreclosure Transfer Fee: \$300
  - Collect new owner prorated assessment payable to HOA

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

**STONE RIVER OF ROYCE CITY HOMEOWNERS' ASSOCIATION, INC.**

By: CMA, its Manager

By: Karyn Bradley

**ACKNOWLEDGMENT**

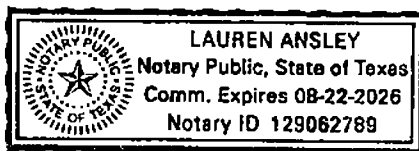
STATE OF TEXAS

§  
§  
§

COUNTY OF COLLIN

This instrument was acknowledged before me on the 30<sup>th</sup> day of December, 2024, by Karyn Bradley of CMA, Manager for Stone River of Royce City 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

Electronically Filed and Recorded  
Official Public Records  
Jennifer Fogg, County Clerk  
Rockwall County, Texas  
12/31/2024 10:13:54 AM  
Fee: 29.00  
Doc #: 20240000023113



Jennifer Fogg