

MANAGEMENT CERTIFICATE FOR HUNTERS CREEK

STATE OF TEXAS

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KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF COLLIN

Pursuant to the provisions of Section 209.004 of the Texas Property Code, the undersigned property owners' association hereby records this Management Certificate for Frisco Hunters Creek Homeowners Association, Inc.

1. The name of the subdivision is Hunters Creek.
2. The name of the association is Frisco Hunters Creek Homeowners Association, Inc.
3. The recording data for the subdivisions follows:

Subdivision

Recording Data

Hunters Creek Phase 1	Final Plat filed as Document # 20010308000247500 on 03/08/2001.
Hunters Creek Phase 2	Final Plat filed as Document # 20010308000247510 on 03/08/2001.
Hunters Creek Phase 3	Final Plat filed as Document # 20010308000247490 on 03/08/2001.
Hunters Creek Phase 4	Final Plat filed as Document # 20010308000247480 on 03/08/2001.
Hunters Creek Phase 5	Final Plat filed as Document # 20020123000119810 on 01/23/2002.
Hunters Creek Phase 6	Final Plat filed as Document # 20020514000692550 on 05/14/2002.
Hunters Creek Phase 7	Final Plat filed as Document # 20020603000786700 on 06/03/2002.
Hunters Creek Phase 8	Final Plat filed as Document # 20030403000600650 on 04/03/2003.
Hunters Creek Phase 9	Final Plat filed as Document # 20030403000600640 on 04/03/2003.

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

Instrument and Recording Data

Declaration of Covenants, Conditions and Restrictions for Frisco Hunters Creek Homeowners Association, Inc., Recorded in the Property Records of Collin County, Texas as Document # 20010321000294080 on 03/21/2001.

First Supplemental Declaration for Frisco Hunters Creek Homeowners Association, Inc., Recorded in the Property Records of Collin County, Texas as Document # 20020306000337250 on 03/06/2002.

Second Supplemental Declaration for Frisco Hunters Creek Homeowners Association, Inc. Recorded in the Property Records of Collin County, Texas as Document # 2002060600089940 on 06/06/2002.

Third Supplemental Declaration for Frisco Hunters Creek Homeowners Association, Inc. Recorded in the Property Records of Collin County, Texas as Document # 20020624000893410 on 06/24/2002.

Fourth Supplemental Declaration for Frisco Hunters Creek Homeowners Association, Inc. Recorded in the Property Records of Collin County, Texas as Document # 20030425000752010 on 04/25/2003.

Fifth Supplemental Declaration for Frisco Hunters Creek Homeowners Association, Inc. Recorded in the Property Records of Collin County, Texas as Document # 20030501000795010 on 05/01/2003.

First Amendment to the Declaration of Covenants, Conditions and Restrictions for Frisco Hunters Creek Homeowners Association, Inc. Recorded in the Property Records of Collin County, Texas as Document # 20100128000091220 on 01/28/2010.

5. Frisco Hunters Creek 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
 - Transfer Fee: \$250
 - Foreclosure Transfer Fee: \$300
 - Reserve Contribution: \$350.00 (*Owner to Owner*)
\$200.00 if buyer will own more than one lot (stated on resale for title to decide)

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

FRISCO HUNTERS CREEK HOMEOWNERS ASSOCIATION, INC.

By: CMA, its Manager

By: Karyn Bradley

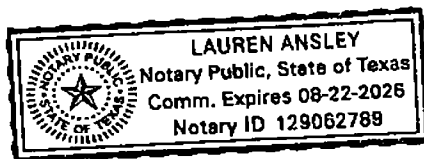
ACKNOWLEDGMENT

STATE OF TEXAS

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COUNTY OF COLLIN

This instrument was acknowledged before me on the 30th day of December, 2024, by Karyn Bradley of CMA, Manager for Frisco Hunters Creek 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: 2024000162328

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: December 31, 2024 01:17 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: 2024000162328
Receipt Number: 20241231000427
Recorded Date/Time: December 31, 2024 01:17 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