

AFTER RECORDING, RETURN TO:

**Judd A. Austin, Jr.
Henry Oddo Austin & Fletcher, P.C.
1717 Main Street
Suite 4600
Dallas, Texas 75201**

STATE OF TEXAS §
 §
COUNTY OF COLLIN §

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
FOR
PLANTATION RESORT HOMEOWNERS ASSOCIATION, INC.**

This PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE ("*Certificate*") is made on behalf of PLANTATION RESORT HOMEOWNERS ASSOCIATION, INC., a Texas non-profit corporation ("*Association*").

WITNESSETH:

WHEREAS, the Association previously placed of record that certain Amended and Restated Declaration of Covenants, Conditions and Restrictions for Plantation Resort Homeowners Association, Inc., recorded under Instrument No. 1999-0728000944440 in the Official Public Records of Collin County, Texas ("*Declaration*")^a, including any amendments thereof or supplements thereto, all are incorporated herein.

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 subdivision which is the subject of the Declaration is Plantation Resort.
2. **Name and Mailing Address of the Association.** The name of the Association is Plantation Resort Homeowners Association, Inc., and its mailing address is c/o RealManage, LLC ("*RealManage*"), P.O. Box 803555, Dallas, Texas 75380.

^a The Declaration replaced and superseded the Declaration of Covenants, Conditions and Restrictions for Plantation Resort Augusta Farm, recorded in Volume 2761, Page 926, in the Official Public Records of Collin County, Texas, and the Declaration of Restrictions, Covenants and Conditions Plantation Resort Bama Farm recorded under Volume 3030, Page 478 of the Official Public Records of Collin County, Texas, including amendments and supplements thereto.

3. **Recording Data for the Subdivision.** The recording data for the subdivision is as follows:

- Volume N, Page 647; Volume G, Page 303; Volume G, Page 510; Volume H, Page 262; Volume H, Page 470; and
- Instrument No. 1900-01010000953860 (Sunrise Addition: Lot 1, Block A, Lots 12 through 22, Block A, Lots 3 through 19, Blk. B); Instrument No. 1900-01010000952930 (Sunrise Addition: Lots 2 thru 11, Block A and Lots 1 & 2, Block B); Instrument No. 1900-0101000948490 (Bama Farm Addition); and Instrument No. 1987-1125000765430 (Augusta Farm Addition),

as amended or revised and including any replats thereof, in the Map/Plat Records or Official Public Records of Collin County, Texas.

4. **Recording Data for the Declaration.** The recording data for the Declaration is recorded under Instrument No. 1999-0728000944440, Instrument No. 2005-0110000040310 (First Amendment), Instrument No. 2017-04100000451370 (Second Amendment), and Instrument No. 2018-1112001399390 (Third Amendment), along with any additional amendments thereof or supplements thereto, recorded in the Official Public Records of Collin County, Texas.

5. **Name and Contact Information for the Association or the Managing Agent of the Association.** The current name and mailing address for the Association's managing agent is c/o RealManage, P.O. Box 803555, Dallas, Texas 75380, telephone number is (866) 473-2573, email address is PLARESOR@CiraMail.com, and fax number is (866) 919-5696.

6. **Website.** The Association's website may be found at www.ciranet.com/residentportal.

7. **Fees Due Upon Property Transfer.** Fees charged relating to a property transfer are:

Type of Property Transfer	Dollar Amount
Resale Certificate	\$375.00
Conveyance/Transfer Fee	\$325.00
Refinance Fee	\$250.00
Statement of Account	\$295.00

8. **Resale Certificates.** Resale Certificates and other information regarding the Association may be requested by contacting the Association c/o RealManage via www.realmanage.com/closingportal, or by telephone number at (866) 473-2573. Alternatively, you may contact the office for RealManage at P.O. Box 803555, Dallas, Texas 75380 or by email address at PLARESOR@CiraMail.com.

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. This

Certificate shall serve to take the place of all Management Certificates previously filed on behalf of the Association.

ASSOCIATION:

**PLANTATION RESORT
HOMEOWNERS ASSOCIATION, INC.,
a Texas non-profit corporation**

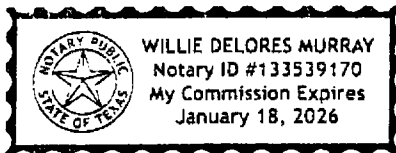
By: RealManage, LLC

Its: Managing Agent

By: Crystal Avendano
Crystal Avendano, Community Manager

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 3 day of October, 2024,
by Crystal Avendano, Community Manager with RealManage, LLC, the Managing Agent of
Plantation Resort Homeowners Association, Inc., a Texas non-profit corporation.



Willie Delores Murray
Notary Public, State of Texas

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

Instrument Number: 2024000137577

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: November 05, 2024 02:44 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: 2024000137577

Receipt Number: 20241105000358

Recorded Date/Time: November 05, 2024 02:44 PM

User: Jennifer W

Station: CCK107

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