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08/27/2021 01:27:24 PM CT 1/2

**MANAGEMENT CERTIFICATE  
FOR  
BALLANTRAE**

STATE OF TEXAS       §  
                                  §  
COUNTY OF COLLIN   §

KNOW ALL MEN BY THESE PRESENTS:

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

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

<u>Subdivision</u>	<u>Recording Data</u>
Village of Ballantrae, Section One	Final Plat filed in Cabinet I, Page 550 on 3/31/1995.
Village of Ballantrae, Section One	Amended Plat (Lot 1, Block C) filed in Cabinet L, Page 292 on 6/6/1999.
Village of Ballantrae, Section One	Second Amending Plat filed in Volume 2008, Page 25 on 1/18/2008.
Village of Ballantrae Section Two	Amending Plat filed in Volume 2008, Page 23 on 1/18/2008.
Village of Ballantrae, Section Two	Final Plat filed in Cabinet L, Page 54 7 on 11/29/99

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

Instrument and Recording Data

Village Declaration of Covenants, Conditions and Restrictions for Ballantrae, Recorded as Document # 95-0023785 in the Real Property Records of Collin County, Texas on 4/5/1995.

First Amendment to Village Declaration of Covenants, Conditions and Restrictions for Ballantrae, Recorded as Document #2000-0077785 in the Real Property Records of Collin County, Texas on 7/25/2000.

Second Amendment to Village Declaration of Covenants, Conditions and Restrictions for Ballantrae, Recorded as Document # 2001-0004125 in the Real Property Records of Collin County, Texas on 1/11/2001.

Third Amendment to Village Declaration of Covenants, Conditions and Restrictions for Ballantrae, Recorded as Document #20000214000174540 in the Real Property Records of Collin County, Texas on 2/14/2008.

5. Ballantrae Homeowners Association, 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](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
  - Transfer Fee: \$175
  - Foreclosure Transfer Fee \$190
  - This is a sub association of Stonebridge Ranch Community Association, Inc. A 2<sup>nd</sup> resale will need to be ordered

IN WITNESS WHEREOF, this Management Certificate is hereby executed by its duly authorized agent on this 23 day of August, 2021.

**BALLANTRAE HOMEOWNERS ASSOCIATION, INC.**

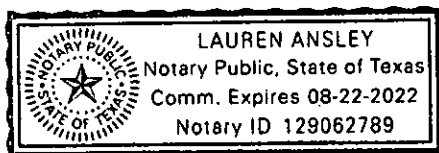
By: CMA, its Manager

By: Karyn Bradley

**ACKNOWLEDGMENT**

STATE OF TEXAS       §  
                                  §  
COUNTY OF COLLIN   §

This instrument was acknowledged before me on the 23<sup>rd</sup> day of August, 2021, by Karyn Bradley of CMA, Ballantrae 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

Filed and Recorded  
Official Public Records  
Stacey Kemp, County Clerk  
Collin County, TEXAS  
08/27/2021 01:27:24 PM  
\$30.00 DKITZMILLER  
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Stacey Kemp