

AFTER RECORDING RETURN TO:

Judd A. Austin, Jr.
HOAF
1717 Main St, Suite 4600
Dallas, TX 75201

STATE OF TEXAS §
 §
COUNTY OF COLLIN §

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
OF MUSTANG LAKES OWNERS ASSOCIATION, INC.**

This MANAGEMENT CERTIFICATE (this "Certificate") is made effective as of February 10, 2025, by the Mustang Lakes Owners Association, Inc. a Texas non-profit corporation (the "Association").

W I T N E S S E T H

WHEREAS, Celina 682 Partners, L.P., a Texas limited partnership ("Declarant") has previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for Mustang Lakes Owners Association, Inc., dated July 11, 2016 (the "Declaration") recorded as Document Number 20160712000888470 in the Official Public Records of Collin County, Texas which Declaration is incorporated herein for all purposes.

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 names of the Subdivisions which are subject to the Declaration are set forth in Exhibit A attached hereto.
2. Name of the Association. The name of the Association is Mustang Lakes Owners Association, Inc.
3. Recording Data for the Subdivision. Recording data for the Subdivisions are set forth on Exhibit A attached hereto.
4. Recording Data for the Declaration. The recording data for the Declaration is Document Number 20160712000888470 in the Official Public Records of Collin County, Texas. The recording data for amendments to the Declaration is set forth on Exhibit B attached hereto.
5. Mailing Address of the Association and Contact Information for Managing Agent. The current mailing address for the Association is Mustang Lakes Owners Association, c/o

Insight Association Management, 275 W. Campbell Road, Suite 620, Richardson, TX 75080. The Association's managing agent is Insight Association Management, 275 W. Campbell Road, Suite 620, Richardson, TX 75080, phone number (214) 494-6002, and email address resales@insightam.com.

6. Association Website. The current website for the Association where current versions of the dedicatory instruments is made available is www.MustangLakes-HOA.com.
7. Description and Fees Associated with Transfer of Title. The amount and description of fees charged relating to a transfer of title for the Association are set forth in Exhibit C.

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 and serves to take the place of all Management Certificates previously filed by the Association.

ASSOCIATION:

Mustang Lakes Owners Association, Inc. a Texas non-profit corporation.

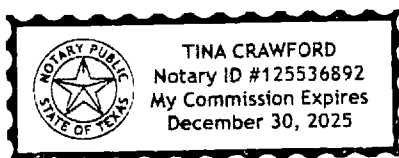
By: _____

Bruce Crawford, Managing Agent

THE STATE OF TEXAS §
 §
COUNTY OF COLLIN §

This instrument was acknowledged before me on this 10th day of February 2025, by Bruce Crawford, Insight Association Management, Managing Agent for Mustang Lakes Owners Association, Inc., a Texas non-profit corporation, on behalf of such corporation.

Notary Public in and for the State of Texas



Notary Public Signature

Exhibit A

[Recording Data for the Subdivision]

Plats of Mustang Lakes recorded in the Map or Plat Records of Collin County

- Mustang Lakes #1
Filed in Collin County, Texas
Document No. 2016/493
- Mustang Lakes #1
Filed in Collin County, Texas
Document No. 2014/74
- Mustang Lakes #1
Filed in Collin County, Texas
Document No. 2017/443
- Mustang Lakes #2A
Filed in Collin County, Texas
Document No. 2017/816
- Mustang Lakes #2B
Filed in Collin County, Texas
Document No. 2020/929
- Mustang Lakes #3B
Filed in Collin County, Texas
Document No. 2020/518
- Mustang Lakes #4
Filed in Collin County, Texas
Document No. 2020/518
- Mustang Lakes #5
Filed in Collin County, Texas
Document No. 2021/463
- Map Correction Phase #1
Filed in Collin County, Texas
Document No. 20160805001023590

- Surveyors Cert of Correction Phase #1
Filed in Collin County, Texas
Document No. 2017042800542760
- Mustang Lakes #5
Filed in Collin County, Texas
Document No. 2021-463
- Mustang Lakes #5
Filed in Collin County, Texas
Document No. 2021-464
- Mustang Lakes #5
Filed in Collin County, Texas
Document No. 2021-465
- Mustang Lakes #5
Filed in Collin County, Texas
Document No. 2021-466
- Mustang Lakes #6
Filed in Collin County, Texas
Document No. 2022010000274
- Mustang Lakes #7
Filed in Collin County, Texas
Document No. 2023010000234
- Mustang Lakes Annex #1
Filed in Collin County, Texas
Document No. 2023010000223
- Mustang Lakes Annex #1 Amended
Filed in Collin County, Texas
Document No. 2023010000387

Exhibit B

[Recording Data for the Declaration]

Amendments to the Declaration for Mustang Lakes Owners Association recorded with Collin County

- a. Declaration recorded under Document No. 20160712000888470, Official Public Records of Collin County, Texas.
- b. Recording of Dedicatory Instruments (Policies) recorded under Document No. 20170330000402010, Official Public Records of Collin County, Texas.
- c. 1st Supplemental Declaration (Phase 2A) recorded under Document No. 20171004001334770, Official Public Records of Collin County, Texas.
- d. 2nd Supplemental Declaration (Phase 2B) recorded under Document No. 20171120001537110, Official Public Records of Collin County, Texas.
- e. Declaration of Withdrawal of Real Property recorded under Document No. 20190509000520040, Official Public Records of Collin County, Texas.
- f. 3rd Supplemental Declaration recorded under Document No. 20200130000129640, Official Public Records of Collin County, Texas.
- g. 4th Supplemental Declaration recorded under Document No. 20200708001052610, Official Public Records of Collin County, Texas.
- h. 5th Supplemental Declaration recorded under Document No. 20210806001588360, Official Public Records of Collin County, Texas.
- i. 6th Supplemental Declaration recorded under Document No. 2023000036101, Official Public Records of Collin County, Texas.
- j. 3rd Amendment recorded under Document No. 20200922001608370, Official Public Records of Collin County, Texas.
- k. 1st Supplemental to Recording of Dedicatory Instruments recorded under Document No. 20200924001637990, Official Public Records of Collin County, Texas.
- l. 2nd Supplemental to Recording of Dedicatory Instruments recorded under Document No. 20211215002529470, Official Public Records of Collin County, Texas.
- m. 3rd Supplemental- Certificate- Memorandum Recording of dedicatory instruments recorded under Document No. 20220411000583040, Official Public Records of Collin County, Texas.

- n. 5th Supplemental- Certificate- Memorandum Recording of dedicatory instruments recorded under Document No. 2023000038090, Official Public Records of Collin County, Texas.
- o. 6th Supplemental- Certificate- Memorandum Recording of dedicatory instruments recorded under Document No. 2023000133325, Official Public Records of Collin County, Texas.
- p. 7th Supplemental- Certificate- Memorandum Recording of dedicatory instruments recorded under Document No. 2024000086739, Official Public Records of Collin County, Texas.
- q. 8th Supplemental- Certificate- Memorandum Recording of dedicatory instruments recorded under Document No. 2024000088034, Official Public Records of Collin County, Texas.

Exhibit C

[Description and Fees Associated with Transfer of Title]

Management Fees

1. Premier Resale Disclosure Bundle (TREC Form, Statement of Account, and Association Documents)\$450.00
2. Resale Disclosure (TREC Form) and Association Documents.....\$375.00
3. Resale Disclosure Update.....\$ 75.00
4. Transfer Fee..... \$250.00
5. 5 Day Rush Fee.....\$ 75.00
6. 3 Day Rush Fee.....\$100.00
7. 1 Day Expedited Rush Fee.....\$200.00
8. Custom Questionnaires.....\$165.00
9. Association Questionnaires.....\$125.00

Association Fees

1. Acquisition Assessment.....Greater of \$400 or 25% of annual assessment

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

Instrument Number: 2025000016246

eRecording - Real Property

CERTIFICATE

Recorded On: February 12, 2025 10:44 AM

Number of Pages: 8

" Examined and Charged as Follows: "

Total Recording: \$49.00

***** 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: 2025000016246
Receipt Number: 20250212000266
Recorded Date/Time: February 12, 2025 10:44 AM
User: Kacy M
Station: Station 10

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

