

**MANAGEMENT CERTIFICATE  
FOR  
VILLAGE PARK**

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 McKinney Village Park Homeowners Association, Inc.

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

<u>Subdivision</u>	<u>Recording Data</u>
Village Park Phase Phase 1A	Record Plat filed in Volume P, Pages 607-608 on 4/20/2004.
Village Park Phase 1B	Record Plat filed in Volume 2006, Page 39 on 1/26/2006.
Village Park Phase 2A	Record Plat filed in Volume 2006, Page 242 on 4/25/2006.
Village Park North, Phase I	Record Plat filed in Volume 2006, Page 473 on 7/18/2006.
Village Park Phase 2B	Record Plat filed in Volume 2011, Page 233 on 8/29/2011.
Village Park North Phase 2A	Record Plat filed in Volume 2012, Page 390 on 10/25/2012.
Village Park Phase 2C	Record Plat filed in Volume 2013, Pages 258-259 on 6/14/2013.
Village Park Phase 2D	Record Plat filed in Volume 2013, Pages 554-555 on 12/16/2013.
Village Park Phase 2E	Record Plat filed in Volume 2013, Pages 552-553 on 12/16/2013.
Village Park North Phase 2B	Record Plat filed in Volume 2014, Page 109 on 3/5/2014.

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

Instrument and Recording Data

Declaration of Covenants, Conditions and Restrictions for McKinney Village Park Homeowners Association, Inc., Recorded in the Property Records of Collin County, Texas as Document # 20040419000553330 on 4/19/2004.

First Amendment to Declaration of Covenants, Conditions and Restrictions for McKinney Village Park Homeowners Association, Inc., Recorded in the Property Records of Collin County, Texas as Document # 20060717000985690 on 7/17/2006.

Second Supplemental and Declaration of Withdrawal to Declaration of Covenants, Conditions and Restriction for McKinney Village Park Homeowners Association, Inc., Recorded in the Property Records of Collin County, Texas as Document #20080818001004680 on 8/18/2008.

Amendment to Declaration of Covenants, Conditions and Restrictions for McKinney Village Park Homeowners Association, Inc., Recorded in the Property Records of Collin County, Texas as Document #20110228000212570 on 2/28/2011.

Correction Declaration of Annexation of Phase 2B for McKinney Village Park Homeowners Association, Inc., Recorded in the Property Records of Collin County, Texas as Document # 20110504000461450 on 5/4/2011.

Correction Declaration of Annexation of Phase 1B and 2A and Supplemental Declaration for McKinney Village Park Homeowners Association, Inc., Recorded in the Property Records of Collin County, Texas as Document # 20110504000461460 on 5/4/2011.

Supplement to Declaration of Covenants, Conditions and Restrictions for McKinney Village Park Homeowners Association, Inc., Recorded in the Property Records of Collin County, Texas as Document #20130304000290540 on 3/4/2013.

Supplement to Declaration of Covenants, Conditions and Restrictions for McKinney Village Park Homeowners Association, Inc., Recorded in the Property Records of Collin County, Texas as Document #20130304000290550 on 3/4/2013.

5. McKinney Village Park 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](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: \$250
  - Foreclosure Transfer Fee: \$300

IN WITNESS WHEREOF, this Management Certificate is hereby executed by its duly authorized agent on this 26<sup>th</sup> day of December, 2024.

**MCKINNEY VILLAGE PARK HOMEOWNERS ASSOCIATION, INC.**

By: CMA, its Manager

By: Karen Bradley

**ACKNOWLEDGMENT**

STATE OF TEXAS

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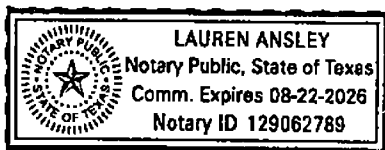
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COUNTY OF COLLIN

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This instrument was acknowledged before me on the 26<sup>th</sup> day of December, 2024,  
by Karen Bradley of CMA, Manager for McKinney Village Park 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**

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**Instrument Number:** 2024000161388

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: December 30, 2024 01:44 PM

Number of Pages: 4

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**" Examined and Charged as Follows: "**

Total Recording: \$33.00

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\*\*\*\*\* 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: 2024000161388

Receipt Number: 20241230000376

Recorded Date/Time: December 30, 2024 01:44 PM

User: Angela M

Station: Workstation cck061

**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