

# MANAGEMENT CERTIFICATE FOR LEXINGTON ASSOCIATION

STATE OF TEXAS

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KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF COLLIN

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

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

SubdivisionRecording Data

Lexington Phase One	Final Plat filed as document # 20160826010003450 on 08/26/2016.
Lexington Phase Two	Final Plat filed as document # 20160826010003490 on 08/26/2016.
Lexington Phase Three	Final Plat filed as document # 20161111010004670 on 11/11/2016.
Lexington Phase Four	Final Plat filed as document # 20161111010004680 on 11/11/2016.
Lexington Phase Five	Final Plat filed as document # 20170921010004490 on 09/21/2017.
Lexington Phase Six	Final Plat filed as document # 20171027010004950 on 10/27/2017.
Lexington Phase Seven	Final Plat filed as document # 20170331010001540 on 03/31/2017.
Lexington Phase Eight	Final Plat filed as document # 20180928010004560 on 09/28/2019.
Lexington Phase Nine	Final Plat filed as document # 20180321010001200 on 03/21/2018.
Lexington Phase Ten	Final Plat filed as document # 20170811010003920 on 08/11/2017.
Lexington Phase Eleven A	Final Plat filed as document # 20190219010000760 on 02/19/2019.
Lexington Phase Eleven B	Final Plat filed as document # 20200925010003590 on 09/25/2020.
Lexington Phase Twelve	Final Plat filed as document # 20190816010003570 on 08/16/2019.
Lexington Phase Thirteen	Final Plat filed as document # 20200925010003600 on 09/25/2020.
Lexington Phase Fourteen	Final Plat filed as document # 20200925010003620 on 09/25/2020.

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

Instrument and Recording Data

Declaration of Covenants, Conditions and Restrictions for Lexington Association of Homeowners, Inc., Recorded in the Property Records of Collin County, Texas as Document # 20160929001312460 on 09/29/2016.

Declaration of Annexation of Lexington Country Phases Three, Four, Five, Six, Seven and Ten, Recorded in the Property Records of Collin County, Texas as Document # 20171227001702780 on 12/27/2017.

Declaration of Annexation of Lexington Country Phases Eight, Nine, Eleven A, and Twelve, Recorded in the Property Records of Collin County, Texas as Document # 20200630001000540 on 06/30/2020.

Declaration of Annexation of Lexington Country Phases Eleven B, Thirteen and Fourteen, Recorded in the Property Records of Collin County, Texas as Document # 20211115002336080 on 11/15/2021.

First Amendment to the Declaration of Covenants, Conditions and Restrictions for Lexington Country, Recorded in the Property Records of Collin County, Texas as Document # 2022-2022000176939 on 12/15/2022.

Second Amendment to the Declaration of Covenants, Conditions and Restrictions for Lexington Country, Recorded in the Property Records of Collin County, Texas as Document # 2024-2024000134098 on 10/29/2024.

Corrected Second Amendment to the Declaration, Conditions and Restrictions for Lexington Country, Recorded in the Property Records of Collin County, Texas as Document # 2025-2025000003346 on 01/13/2025.

5. Lexington Association of Homeowners, 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
  - Working Capital: \$500

IN WITNESS WHEREOF, this Management Certificate is hereby executed by its duly authorized agent on this 23rd day of January, 2025.

LEXINGTON ASSOCIATION OF HOMEOWNERS, INC.

By: CMA, its Manager

By: Rebecca Tarpley

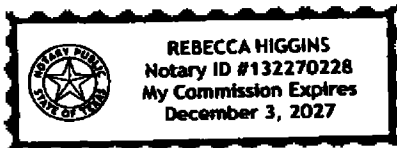
**ACKNOWLEDGMENT**

STATE OF TEXAS

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COUNTY OF COLLIN

This instrument was acknowledged before me on the 23 day of January, 2025, by Rebecca Tarpley of CMA, Manager for Lexington Association of Homeowners Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.



[Signature]  
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:** 2025000008758

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: January 24, 2025 04:04 PM

Number of Pages: 3

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

Total Recording: \$29.00

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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: 2025000008758  
Receipt Number: 20250124000620  
Recorded Date/Time: January 24, 2025 04:04 PM  
User: Devon O  
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