

MANAGEMENT CERTIFICATE FOR REMINGTON RANCH

STATE OF TEXAS

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KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF JOHNSON

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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 Remington Ranch Homeowners Association, Inc.

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

Subdivision

Recording Data

Remington Ranch Phase I

Final Plat filed in Cabinet B, Volume 9, Page 2 on 9/6/2002.

Remington Ranch Phase II

Final Plat filed in Cabinet C, Volume 9, Pages 189-190 on 1/2/2004.

Remington Ranch Phase III

Final Plat filed in Cabinet C, Volume 9, Page 188 on 1/2/2004.

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

Instrument and Recording Data

Declaration of Covenants, Conditions and Restrictions for Remington Ranch Homeowners Association, Inc., Recorded in the Property Records of Johnson County, Texas in Book 2900, Pages 0768-0783 on 9/27/2002.

First Amendment to the Declaration of Covenants, Conditions and Restrictions for Remington Ranch Homeowners Association, Inc., Recorded in the Property Records of Johnson County, Texas as Document #201300002146 on 1/29/2013.

5. Remington Ranch 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 Boulevard, Suite 200, Plano, Texas 75093. For association information, the phone number is 972-943-2820, the email is closing@cmamanagement.com and the association's website is 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 26th day of December, 2024.

REMINGTON RANCH HOMEOWNERS ASSOCIATION, INC.

By: CMA, its Manager

By: Karen Bradley

ACKNOWLEDGMENT

STATE OF TEXAS §
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COUNTY OF COLLIN §

This instrument was acknowledged before me on the 26th day of December, 2024,
by Karen Bradley of CMA, Manager for Remington Ranch 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

Johnson County
April Long
Johnson County
Clerk

Instrument Number: 2024 - 36657

eRecording - Real Property

Property Owners Assoc Mgmt Cert

Recorded On: December 30, 2024 10:12 AM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$29.00

******* 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: 2024 - 36657
Receipt Number: 20241230000056
Recorded Date/Time: December 30, 2024 10:12 AM
User: Amanda T
Station: ccl83

Record and Return To:

Corporation Service Company



STATE OF TEXAS
COUNTY OF JOHNSON

**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 Records of Johnson County, Texas.**

April Long
Johnson County Clerk
Johnson County, TX

April Long