

**MANAGEMENT CERTIFICATE
FOR
INSPIRATION RESIDENTIAL ASSOCIATION, INC.**

Pursuant to Section 209.004 of the Texas Property Code, INSPIRATION RESIDENTIAL ASSOCIATION, INC., a Texas nonprofit corporation, hereby files its management certificate.

1. The name of the subdivision is: Inspiration.
2. The name of the Association is: Inspiration Residential Association, Inc.
3. The recording data for the subdivision is:
 - 1) Subdivision Plat Establishing Inspiration, Phase 1A-2, recorded on November 5, 2014, as Document No. 20141105010003710 of the Official Public Records of Real Property of Collin County, Texas.
 - 2) Subdivision Plat Establishing Inspiration, Phase 1A-1, recorded on November 5, 2014, as Document No. 20141105010003720 of the Official Public Records of Real Property of Collin County, Texas.
 - 3) Subdivision Plat Establishing Inspiration, Phase 1B, recorded on November 5, 2014, as Document No. 20141105010003730 of the Official Public Records of Real Property of Collin County, Texas.
 - 4) Subdivision Plat Establishing Inspiration, Phase 2A, recorded on May 20, 2015, as Document No. 20150520010001590 of the Official Public Records of Real Property of Collin County, Texas.
 - 5) Replat of Subdivision Plat Establishing Inspiration, Phase 1B, recorded on June 26, 2015, as Document No. 20150626010002350 of the Official Public Records of Real Property of Collin County, Texas.
 - 6) Subdivision Plat Establishing Inspiration, Phase 2B, recorded on July 21, 2015, as Document No. 20150721010002470 of the Official Public Records of Real Property of Collin County, Texas.
 - 7) Replat of Subdivision Plat Establishing Inspiration, Phase 2A, recorded on April 15, 2016, as Document No. 20160415010001520 of the Official Public Records of Real Property of Collin County, Texas.
 - 8) Replat of Subdivision Plat Establishing Inspiration, Phase 2B, recorded on July 26, 2016, as Document No. 20160726010003000 of the Official Public Records of Real Property of Collin County, Texas.
 - 9) Subdivision Plat Establishing Inspiration, Phase 5A-1, recorded on November 18, 2016, as Document No. 20161118010004800 of the Official Public Records of Real Property of Collin County, Texas.
 - 10) Subdivision Plat Establishing Inspiration, Phase 3A, recorded on November 18, 2016, as Document No. 20161118010004810 of the Official Public Records of Real Property of Collin County, Texas.
 - 11) Subdivision Plat Establishing Inspiration, Phase 3B-1, recorded on November 18, 2016, as Document No. 20161118010004820 of the Official Public Records of Real Property of Collin County, Texas.

- 12) Subdivision Plat Establishing Inspiration, Phase 3C, recorded on November 18, 2016, as Document No. 20161118010004830 of the Official Public Records of Real Property of Collin County, Texas.
- 13) Amending Plat of Subdivision Plat Establishing Inspiration, Phase 3B-1, recorded on June 30, 2017, as Document No. 20170630010003240 of the Official Public Records of Real Property of Collin County, Texas.
- 14) Subdivision Plat Establishing Inspiration, Phase 3B-3, recorded on August 3, 2017, as Document No. 20170803010003730 of the Official Public Records of Real Property of Collin County, Texas.
- 15) Replat of Subdivision Plat Establishing Inspiration, Phase 2B, recorded on December 18, 2017, as Document No. 20171218010005910 of the Official Public Records of Real Property of Collin County, Texas.
- 16) Subdivision Plat Establishing Inspiration, Phase 3B-2, recorded on April 27, 2018, as Document No. 20180427010001910 of the Official Public Records of Real Property of Collin County, Texas.
- 17) Subdivision Plat Establishing Inspiration, Phase 4A, recorded on May 17, 2018, as Document No. 20180517010002290 of the Official Public Records of Real Property of Collin County, Texas.
- 18) Subdivision Plat Establishing Inspiration, Phase 5A-3, recorded on September 20, 2018, as Document No. 20180920010004370 of the Official Public Records of Real Property of Collin County, Texas.
- 19) Subdivision Plat Establishing Inspiration, Phase 5A-2, recorded on January 22, 2019, as Document No. 20190122010000290 of the Official Public Records of Real Property of Collin County, Texas.
- 20) Subdivision Plat Establishing Inspiration, Phase 6, recorded on January 22, 2019, as Document No. 20190122010000300 of the Official Public Records of Real Property of Collin County, Texas.
- 21) Subdivision Plat Establishing Inspiration, Phase 5B, recorded on January 23, 2019, as Document No. 20190123010000340 of the Official Public Records of Real Property of Collin County, Texas.
- 22) Subdivision Plat Establishing Inspiration, Phase 7A, recorded on January 23, 2019, as Document No. 20190123010000350 of the Official Public Records of Real Property of Collin County, Texas.
- 23) Amending Plat of Subdivision Plat Establishing Inspiration, Phase 4A, recorded on July 23, 2019, as Document No. 20190723010003190 of the Official Public Records of Real Property of Collin County, Texas.
- 24) Replat of Subdivision Plat Establishing Inspiration, Phase 7A, recorded on September 20, 2019, as Document No. 20190920010004060 of the Official Public Records of Real Property of Collin County, Texas.
- 25) Subdivision Plat Establishing Inspiration, Phase 9, recorded on December 17, 2020, as Document No. 20201217010004860 of the Official Public Records of Real Property of Collin County, Texas.
- 26) Amending Plat of Subdivision Plat Establishing Inspiration, Phase 4A, recorded on April 13, 2021, as Document No. 20210413010001200 of the Official Public Records of Real Property of Collin County, Texas.
- 27) Replat of Subdivision Plat Establishing Inspiration, Phase 1B, recorded on May 19, 2021, as Document No. 20210519010001840 of the Official Public Records of Real Property of Collin County, Texas.

- 28) Replat of Subdivision Plat Establishing Inspiration, Phase 6, recorded on June 4, 2021, as Document No. 20210604010002130 of the Official Public Records of Real Property of Collin County, Texas.
 - 29) Replat of Subdivision Plat Establishing Inspiration, Phase 2B, recorded on June 4, 2021, as Document No. 20210604010002140 of the Official Public Records of Real Property of Collin County, Texas.
 - 30) Subdivision Plat Establishing Inspiration, Phase 7B, recorded on July 13, 2021, as Document No. 20210713010002550 of the Official Public Records of Real Property of Collin County, Texas.
 - 31) Replat of Subdivision Plat Establishing Inspiration, Phase 9, recorded on August 19, 2021, as Document No. 20210819010003020 of the Official Public Records of Real Property of Collin County, Texas.
 - 32) Subdivision Plat Establishing Inspiration, Phase 8A, recorded on November 30, 2021, as Document No. 20211130010004210 of the Official Public Records of Real Property of Collin County, Texas.
 - 33) Replat of Subdivision Plat Establishing Inspiration, Phase 4A, recorded on December 14, 2021, as Document No. 20211214010004470 of the Official Public Records of Real Property of Collin County, Texas.
 - 34) Subdivision Plat Establishing Inspiration, Phase 4B, recorded on May 13, 2022, as Document No. 2022010000208 of the Official Public Records of Real Property of Collin County, Texas.
 - 35) Subdivision Plat Establishing Inspiration, Phase 8B, recorded on July 22, 2022, as Document No. 2022010000305 of the Official Public Records of Real Property of Collin County, Texas.
4. The recording data for the declaration is:
- 1) Amended and Restated Community Charter for Inspiration recorded on May 13, 2055, as Document No. 2025-2025000058434 in the Official Public Records of Collin County, Texas.
5. The mailing address of the Association is: 1715 Inspiration Boulevard
St. Paul, Texas 75098
6. The name, mailing address, telephone number, and e-mail address of the person managing the Association or the Association's designated representative is:
- Capital Consultant Management Corporation (CCMC)
7800 N. Dallas Parkway, Suite 450
Plano, Texas 75024
Telephone (469) 246-3500
ccmctx@ccmcnet.com
7. The website address of any Internet website on which the association's dedicatory instruments are available in accordance with Section 207.006 is:
<https://www.inspirationtxhoa.com/home/>

8. The amount and description of a fee or fees charged by the association relating to a property transfer in the subdivision is:

Resale Disclosure and Lien Estoppel Fee - \$375 per package
Sale/Transfer of Title Without Disclosure Requested - \$375 per sale
Rush Fee - \$100
Resale Trustee/Lender Sale - \$375 per sale
Lender Questionnaire Fee (Standard) - \$200
Lender Questionnaire Fee (Custom) - \$300
Refinance - \$200
Resale Disclosure and Lien Estoppel Update - \$75
Working Capital Contribution - \$600
Semi-Annual Assessment - \$989

9. Other information the Association considers appropriate:

- 1) Certificate of Formation of Inspiration Residential Association, Inc. filed with the Texas Secretary of State to incorporate the Association on November 12, 2014, and recorded on January 9, 2015, as Instrument No. 20150109000028030 of the Official Public Records of Collin County, Texas.
- 2) By-Laws of Inspiration Residential Association, Inc. recorded on January 9, 2015, as Instrument No. 20150109000028030 of the Official Public Records of Collin County, Texas.
- 3) Design and Development Guidelines recorded on January 9, 2015, as Instrument No. 20150109000028030 of the Official Public Records of Collin County, Texas
- 4) Basketball Hoop Policy recorded on November 3, 2022, as Instrument No. 2022000161373 of the Official Public Records of Real Property of Collin County, Texas.
- 5) Seasonal Lighting Policy recorded on September 9, 2022, as Instrument No. 2022000137604 of the Official Public Records of Real Property of Collin County, Texas.
- 6) Architectural Review Committee Charter recorded on September 9, 2022, as Instrument No. 2022000137605 of the Official Public Records of Collin County, Texas.
- 7) Video Footage and Camera Policy, Social Committee Charter, and Amenity Rules and Regulations recorded on April 29, 2024, as Instrument No. 2024-2024000050139 of the Official Public Records of Collin County, Texas.
- 8) Enforcement Policy recorded on September 16, 2024, as Instrument No. 2024-2024000113935 in the Official Public Records of Collin County, Texas.
- 9) Collection Policy recorded on January 14, 2025, as Document No, 2025-202500004324 in the Official Public Records of Collin County, Texas.

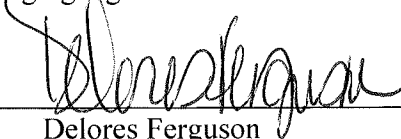
IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed on behalf of the Association in compliance with Section 209.004 of the Texas Property Code and serves to take the place of all Management Certificates previously filed by the Association.

EXECUTED to be effective as of the 15th day of May, 2025.

ASSOCIATION:

INSPIRATION RESIDENTIAL ASSOCIATION, INC.,
a Texas nonprofit corporation


By: CCMC Management Corporation
Its: Managing Agent

By: 
Delores Ferguson
Title: President

STATE OF ARIZONA §
 §
COUNTY OF MARICOPA §

This instrument was acknowledged before me on this 15th day of May, 2025, by Delores Ferguson, President of Capitol Consultants Management Corporation, as managing agent of Inspiration Residential Association, Inc., a Texas non-profit corporation.




Notary Public, State of Arizona

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

Instrument Number: 2025000063300

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: May 21, 2025 02:15 PM

Number of Pages: 7

" Examined and Charged as Follows: "

Total Recording: \$45.00

******* 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: 2025000063300

Receipt Number: 20250521000412

Recorded Date/Time: May 21, 2025 02:15 PM

User: Devon O

Station: Station 5

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