

**MANAGEMENT CERTIFICATE
FOR
FRANKLIN HEIGHTS**

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 Franklin Heights Homeowners' Association.

1. The name of the subdivision is Franklin Heights.
2. The name of the association is Franklin Heights Homeowners' Association.
3. The recording data for the subdivisions follows:

Subdivision

Recording Data

Franklin Heights

Final Plat filed in Cabinet P, Slide 263 on 11/6/2003.

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

Instrument and Recording Data

Declaration of Covenants, Conditions and Restrictions for Franklin Heights, Recorded in the Property Records of Collin County, Texas as Document Number 2004-0025677 on 2/25/2004.

5. Franklin Heights Homeowners' Association, 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 and the association's website is www.cntamanagement.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.

FRANKLIN HEIGHTS HOMEOWNERS' ASSOCIATION

By: CMA, its Manager

By: Karlyn Bradley

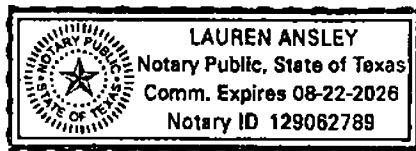
ACKNOWLEDGMENT

STATE OF TEXAS

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COUNTY OF COLLIN

This instrument was acknowledged before me on the 26th day of December, 2024 by Karlyn Bradley of CMA, Manager for Franklin Heights Homeowners' Association, 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**

Instrument Number: 2024000160780

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: December 27, 2024 03:37 PM

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: 2024000160780
Receipt Number: 20241227000400
Recorded Date/Time: December 27, 2024 03:37 PM
User: Michelle K
Station: cck051

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