

# MANAGEMENT CERTIFICATE FOR RICHWOODS

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 Richwoods Association of Homeowners, Inc.

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

SubdivisionRecording Data

Richwoods Phase 1	Final Plat filed on 03/28/2012 as Document # 20120328010000670.
Richwoods Phase 2	Final Plat filed on 05/11/2012 as Document # 20120611010001050.
Richwoods Phase 3	Final Plat filed on 05/11/2012 as Document # 20120511010001040.
Richwoods Phase 4	Final Plat filed on 05/25/2012 as Document # 20120525010001190.
Richwoods Phase 5	Final Plat filed on 08/17/2012 as Document # 20120817010002010.
Richwoods Phase 6	Final Plat filed on 08/31/2012 as Document # 20120821010002210.
Richwoods Phase 7	Final Plat filed on 08/21/2012 as Document # 20120821010002070.
Richwoods Phase 8	Final Plat filed on 10/26/2012 as Document # 20121026010002660.
Richwoods Phase 9	Final Plat filed on 01/11/2013 as Document # 20130111010000120.
Richwoods Phase 10	Final Plat filed on 01/11/2013 as Document # 20130111010000070.
Richwood Phase 11 A	Final Plat filed on 01/11/2013 as Document # 20120111010000100.
Richwoods Phase 11 B	Final Plat filed on 10/28/2016 as Document # 20161028010004420.
Richwoods Phase 11 C	Final Plat filed on 09/29/2017 as Document # 20170929010004660.
Richwoods Phase 12	Final Plat filed on 05/17/2013 as Document # 20130517010001400.
Richwoods Phase 13	Final Plat filed on 05/17/2013 as Document # 20130517010001410.
Richwoods Phase 14	Final Plat filed on 10/17/2014 as Document # 20141017010003460.
Richwoods Phase 15	Final Plat filed on 05/17/2013 as Document # 20130517010001390.
Richwoods Phase 16	Final Plat filed on 04/02/2014 as Document # 20140402010001040.
Richwoods Phase 17	Final Plat filed on 06/27/2014 as Document # 20140627010001940.
Richwoods Phase 18	Final Plat filed on 04/02/2014 as Document # 20140402010001030.
Richwoods Phase 19	Final Plat filed on 06/27/2014 as Document # 20140627010001920.
Richwoods Phase 20	Final Plat filed on 06/13/2014 as Document # 20140613010001790.
Richwoods Phase 21	Final Plat filed on 07/30/2015 as Document # 20150730010002690.
Richwoods Phase 22	Final Plat filed on 07/30/2015 as Document # 20150730010002620.
Richwoods Phase 23	Final Plat filed on 07/30/2015 as Document # 20150730010002680.
Richwoods Phase 24	Final Plat filed on 02/01/2016 as Document # 20160201010000360.
Richwoods Phase 25	Final Plat filed on 02/01/2016 as Document # 20160201010000350.
Richwoods Phase 26	Final Plat filed on 02/02/2016 as Document # 20160202010000400.
Richwoods Phase 27	Final Plat filed on 10/28/2016 as Document # 20161028010004450.
Richwoods Phase 28	Final Plat filed on 07/29/2016 as Document # 20160729010003080.
Richwoods Amenity Center	Final Plat filed on 11/11/2013 as Document # 20130111010000110.

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

Instrument and Recording Data

Declaration of Covenants, Conditions and Restrictions for Richwoods Association of Homeowners, Inc., Recorded in the Property Records of Collin County, Texas as Document # 20120409000405490 on 04/09/2012.

First Amendment to Declaration of Covenants, Conditions and Restrictions for Richwoods Association of Homeowners, Inc., Recorded in the Property Records of Collin County, Texas as Document # 20141112001237930 on 11/12/2014.

Declaration of Annexation of Richwoods Phases Twelve, Thirteen and Fifteen to Declaration of Covenants, Conditions and Restrictions for Richwoods Association of Homeowners, Inc., Recorded in the Property Records of Collin County, Texas as Document # 20130819001172680 on 08/19/2013.

Declaration of Annexation of Richwoods Phases Fourteen, Sixteen, Seventeen, Eighteen, Nineteen and Twenty to Declaration of Covenants, Conditions and Restrictions for Richwoods Association of Homeowners, Inc., Recorded in the Property Records of Collin County, Texas as Document # 20150323000318200 on 03/23/2015.

Declaration of Annexation of Richwoods Phases Twenty-One, Twenty-Two, Twenty-Three, Twenty-Four, Twenty-Five and Twenty-Six to Declaration of Covenants, Conditions and Restrictions for Richwoods Association of Homeowners, Inc., Recorded in the Property Records of Collin County, Texas as Document # 20160901001167100 on 09/01/2016.

Declaration of Annexation of Richwoods Phases Twenty-Seven, Twenty-Eight, Eleven B and Eleven C to Declaration of Covenants, Conditions and Restrictions for Richwoods Association of Homeowners, Inc., Recorded in the Property Records of Collin County, Texas as Document # 20171228001704500 on 12/28/2017.

5. Richwoods 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@cinamanagement.com](mailto:closing@cinamanagement.com) and the association's website is [www.cinamanagement.com](http://www.cinamanagement.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 \$500.00

IN WITNESS WHEREOF, this Management Certificate is hereby executed by its duly authorized agent on this 30<sup>th</sup> day of December, 2024.

**RICHWOODS ASSOCIATION OF HOMEOWNERS, INC.**

By: CMA, its Manager

By: Kaelyn Bradley

**ACKNOWLEDGMENT**

STATE OF TEXAS

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COUNTY OF COLLIN

This instrument was acknowledged before me on the 30<sup>th</sup> day of December, 2024, by Kaelyn Bradley of CMA, Manager for Richwoods Association of Homeowners, 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:** 2024000162344

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: December 31, 2024 01:24 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 \*\*\*\*\*

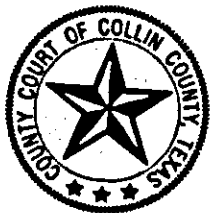
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY  
because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 2024000162344  
Receipt Number: 20241231000445  
Recorded Date/Time: December 31, 2024 01:24 PM  
User: Tammy M  
Station: Station 12

**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