

MANAGEMENT CERTIFICATE FOR PRESTON LAKES

STATE OF TEXAS
COUNTY OF COLLIN

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KNOW ALL MEN BY THESE PRESENTS:

Pursuant to the provisions of Section 209.004 of the Texas Property Code, the undersigned property owners' association hereby records this Management Certificate for The Community of Preston Lakes Owners Association, Inc., d/b/a Preston Lakes Community, Inc.

1. The name of the subdivision is Preston Lakes.
2. The name of the association is The Community of Preston Lakes Owners Association, Inc., d/b/a Preston Lakes Community, Inc.
3. The recording data for the subdivisions follows:

Subdivision

Recording Data

| | |
|-----------------------|--|
| Preston Lakes Phase 1 | Replat filed in Cabinet Q, Pages 267-268 on 3/29/2005. |
| Preston Lakes Phase 2 | Replat filed in Cabinet Q, Pages 271-272 on 3/29/2005. |
| Preston Lakes Phase 3 | Final Plat filed in Cabinet Q, Pages 256-257 on 3/29/2005. |
| Preston Lakes Phase 4 | Final Plat filed in Cabinet Q, Pages 254-255 on 3/29/2005. |
| Preston Lakes Phase 5 | Final Plat filed in Cabinet Q, Pages 261-262 on 3/29/2005. |

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

Instrument and Recording Data

Master Declaration of Covenants, Conditions and Restrictions for Preston Lakes, Recorded as Document No. 2005-0075901 in the Official Public Records of Collin County, Texas.

Development Area Declaration for Preston Lakes Executive and Estates Lots [Phases 1, 3 and 4], Recorded as Document No. 2005-0075903 in the Official Public Records of Collin County, Texas.

Development Area Declaration for Preston Lakes Patio Home Lots [Phases 2 and 5], Recorded as Document No. 2005-0075905 in the Official Public Records of Collin County, Texas.

Waiver Notice of Covenants, Conditions and Restrictions for Preston Lakes, Recorded as Document No. 20070320000377120 in the Public Records of Colling County, Texas on 03/20/2007.

5. The Community of Preston Lakes Owners 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 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.

PRESTON LAKES COMMUNITY, INC.

By: CMA, Manager

By: _____

Karen Bradley

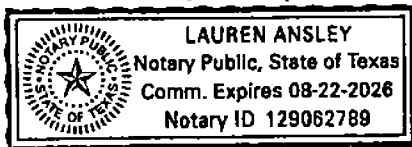
ACKNOWLEDGMENT

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 Preston Lakes Community, 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**

Instrument Number: 2024000160814

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: December 27, 2024 03:49 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: 2024000160814
Receipt Number: 20241227000416
Recorded Date/Time: December 27, 2024 03:49 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