

MANAGEMENT CERTIFICATE FOR SPRINGRIDGE

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 Springridge of Plano Homeowners Association, Inc.

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

Subdivision

Recording Data

Springridge Phase I	Replat filed as Document #97-0109939 on 12/24/1997.
Springridge Phase II	Amended Plat filed as Document #98-0025169 on 3/19/1998.
Springridge Phase III	Amended Plat filed as Document #98-0025173 on 3/19/1998.
Springridge Phase IV	Amended Plat filed as Document #98-0025175 on 3/19/1998.
Springridge Phase V	Final Plat filed as Document #98-0119597 on 10/27/1998.
Springridge Phase VI	Replat filed as Document #98-0025165 on 3/19/1998.
Springridge Phase VII	Final Plat filed as Document #98-0119546 on 10/27/1998.
Springridge Phase VIII	Final Plat filed as Document #00-0002404 on 1/10/2000.
Springridge Phase IX	Final Plat filed as Document #99-0048257 on 4/20/1999.
Springridge Phase X	Final Plat filed as Document #00-0002401 on 1/10/2000.
Springridge Phase XI	Final Plat filed as Document #99-0048233 on 4/20/1999.
Springridge Phase XII	Final Plat filed as Document #00-010100099743 on 8/8/2000.

4.

The recording data for the Declaration(s) follows:

Instrument and Recording Data

Declaration of Covenants, Conditions and Restrictions for Springridge of Plano Homeowners Association, Inc., Recorded in the Property Records of Collin County, Texas as Document # 96-0104057 on 12/6/1996.

First Amendment to Declaration of Covenants, Conditions and Restrictions for Springridge of Plano Homeowners Association, Inc., Recorded in the Property Records of Collin County, Texas as Document #97-0012296 on 2/18/1997.

Second Amendment to Declaration of Covenants, Conditions and Restrictions for Springridge of Plano Homeowners Association, Inc., Recorded in the Property Records of Collin County, Texas as Document #97-0035899 on 5/7/1997.

Third Amendment Declaration of Covenants, Conditions and Restrictions for Springridge of Plano Homeowners Association, Inc., Recorded in the Property Records of Collin County, Texas as Document #98-0077645 on 7/22/1998.

Fourth Amendment to Declaration of Covenants, Conditions and Restrictions for Springridge of Plano Homeowners Association, Inc., Recorded in the Property Records of Collin County, Texas as Document #99-0085176 on 7/7/1999.

Fifth Amendment to Declaration of Covenants, Conditions and Restrictions for Springridge of Plano Homeowners Association, Inc., Recorded in the Property Records of Collin County, Texas as Document #20201216002269410 on 12/16/2020.

5. Springridge of Plano 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
 - Working Capital: \$100.00 (Every Sale)
 - 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.

SPRINGRIDGE OF PLANO HOMEOWNERS ASSOCIATION, INC.

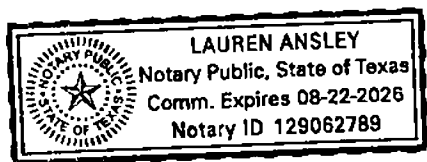
By: CMA, its Manager

By: Karyn 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 Karyn Bradley of CMA, Manager for Springridge of Plano 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

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

Instrument Number: 2024000161290

eRecording - Real Property

CERTIFICATE

Recorded On: December 30, 2024 11:08 AM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$33.00

***** 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: 2024000161290
Receipt Number: 20241230000250
Recorded Date/Time: December 30, 2024 11:08 AM
User: Keri O
Station: Station 1

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