

**MANAGEMENT CERTIFICATE
FOR
UNIVERSITY PLACE TOWNHOMES**

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 UP Residential Community Association, Inc.

1. The name of the subdivision is University Place Townhomes.
2. The name of the association is UP Residential Community Association, Inc.
3. The recording data for the subdivisions follows:

Subdivision

Recording Data

University Place Addition Phase I Final Plat filed in Cabinet 2017, Page 560 on 7/27/2017.

University Place Addition Phase 2 Final Plat filed in Cabinet 2017, Page 540 on 7/13/2017.

University Place Addition Phase 3 Final Plat filed in Cabinet 2018, Page 287 on 4/26/2018.

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

Instrument and Recording Data

Subordinate Declaration of Covenants, Conditions and Restrictions for UP Residential Community Association, Inc., Recorded in the Property Records of Dallas County, Texas as Document # 20170503000571560 on 5/3/2017.

5. UP Residential Community 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: \$350.00
 - Transfer Fee: \$250
 - Foreclosure Transfer Fee \$300

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

UP RESIDENTIAL COMMUNITY ASSOCIATION, INC.

By: CMA, its Manager

By: _____

Karen Bradley

ACKNOWLEDGMENT

STATE OF TEXAS

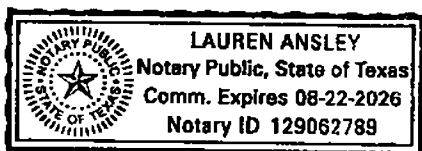
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COUNTY OF COLLIN

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This instrument was acknowledged before me on the 30th day of December, 2024, by Karen Bradley of CMA, Manager for UP Residential Community 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: 2024000162282

eRecording - Real Property

CERTIFICATE

Recorded On: December 31, 2024 12:52 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: 2024000162282
Receipt Number: 20241231000362
Recorded Date/Time: December 31, 2024 12:52 PM
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