

**MANAGEMENT CERTIFICATE
FOR
PECAN PARK OWNERS ASSOCIATION, INC.**

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 Pecan Park Owners Association, Inc.

1. The name of the subdivision is Pecan Park Addition.
2. The name of the association is Pecan Park Owners Association, Inc.
3. The recording data for the subdivisions follows:

Subdivision

Recording Data

Pecan Park Addition
Pecan Park Addition

Record Plat filed 1/30/2008 in Volume 2008. Page 54.
Amending Plat filed 9/1/2011 in Volume 2011. Page 244.

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

Instrument and Recording Data

Declaration of Covenants, Conditions and Restrictions for Pecan Park Townhomes, Recorded in the Property Records of Collin County, Texas as Document #20080129000111360 on 1/29/2008.

Declaration of Covenants, Conditions and Restriction for Pecan Park Townhomes, Recorded in the Property Records of Collin County, Texas as Document #20080904001073740 on 9/4/2008.

Amended and Restated Declaration of Covenants, Conditions and Restrictions for Pecan Park Addition, Recorded in the Property Records of Collin County, Texas as Document #20111208001325040 on 12/08/2011.

Amendment to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Pecan Park Addition, Recorded in the Property Records of Collin County, Texas as Document # 20131104001498060 on 11/04/2013

5. Pecan Park Owners Association in c/o RTI/Community Management Association, 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.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
 - Initiation Fee: \$350.00 (Every Sale/First Time and Resales)
 - 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.

PECAN PARK OWNERS 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 Pecan Park Owners 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: 2024000161271

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: December 30, 2024 10:52 AM

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: 2024000161271
Receipt Number: 20241230000208
Recorded Date/Time: December 30, 2024 10:52 AM
User: Suzanne S
Station: Station 2

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

