

MANAGEMENT CERTIFICATE FOR STONEBROOK ESTATES

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 Stonebrook Estates Homeowners Association, Inc.

1. The name of the subdivision is Stonebrook Estates.

The name of the association is Stonebrook Estates Homeowners Association, Inc.

2.

3. The recording data for the subdivisions follows:

Subdivision

Recording Data

Stonebrook Estates

Final Plat filed in Volume I, Page 329 on 9/12/1994.

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

Instrument and Recording Data

Declaration of Covenants, Conditions and Restrictions for Stonebrook Estates Homeowners Association, Inc., Recorded in the Property Records of Collin County, Texas as Document # 94-0091423 on 10/6/1994.

Resolution Prohibiting the Re-Zone of Any Lot for Stonebrook Estates Homeowners Association, Inc. Recorded in the Property Records of Collin County, Texas as Document # 2001-0133398 on 10/16/2001.

Resolution Adopting Architectural Control Committee for Stonebrook Estates Homeowners Association, inc. Recorded in the Property Records of Collin County, Texas as Document # 20100928001034630 on 09/28/2010.

First Amendment to Declaration of Covenants, Conditions and Restrictions for Stonebrook Estates Homeowners Association, Inc. Recorded in the Property Records of Collin County, Texas as Document # 20180709000849240 on 07/09/2018.

5. Stonebrook Estates 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 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
 - Transfer Fee: \$250
 - Foreclosure Transfer Fee: \$300

3

IN WITNESS WHEREOF, this Management Certificate is hereby executed by its duly authorized agent on this 26th day of December, 2024.

STONEBROOK ESTATES HOMEOWNERS ASSOCIATION, INC.

By: CMA, its Manager

By: Karen Bradley

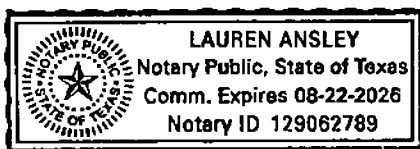
ACKNOWLEDGMENT

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 Stonebrook Estates 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: 2024000161343

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: December 30, 2024 01:03 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: 2024000161343
Receipt Number: 20241230000336
Recorded Date/Time: December 30, 2024 01:03 PM
User: Michelle W
Station: Workstation cck025

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