

**MANAGEMENT CERTIFICATE
FOR
BETHANY MEWS**

STATE OF TEXAS §
 §
COUNTY OF COLLIN §

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 Montgomery Bethany Mews Homeowners' Association, Inc.

1. The name of the subdivision is Bethany Mews.
2. The name of the association is Montgomery Bethany mews Homeowners' Association, Inc.
3. The recording data for the subdivisions follows:

Subdivision

Recording Data

Bethany Mews Final Plat filed as Document # 20130828010002580 on 08/28/2013.

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

Instrument and Recording Data

Declaration of Covenants, Conditions and Restrictions for Montgomery Bethany Mews Homeowners' Association, Inc., Recorded in the Property Records of Collin County, Texas as Document # 20080630000790860 on 06/30/2008.

5. Montgomery Bethany mews 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

IN WITNESS WHEREOF, this Management Certificate is hereby executed by its duly authorized agent on this 2nd day of June, 2025.

MONTGOMERY BETHANY MEWS HOMEOWNERS' ASSOCIATION, INC.

By: CMA, its Manager

By: Scott McMillan

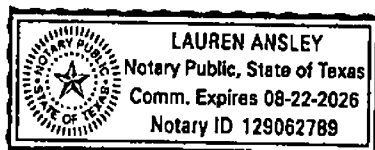
ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF COLLIN

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This instrument was acknowledged before me on the 2nd day of June, 2025, by Scott McMillan of CMA, Manager for Montgomery Bethan Mews 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: 2025000071124

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: June 06, 2025 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: 2025000071124
Receipt Number: 20250606000189
Recorded Date/Time: June 06, 2025 10:52 AM
User: Jennifer W
Station: Workstation cck165

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