

MANAGEMENT CERTIFICATE FOR MALLARD LAKES AT MCKINNEY

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 Mallard Lakes at McKinney Homeowners Association, Inc.

1. The name of the subdivision is Mallard Lakes at McKinney.
2. The name of the association is Mallard Lakes at McKinney Homeowners Association, Inc.
3. The recording data for the subdivisions follows:

SubdivisionRecording Data

Mallard Lakes at McKinney Phase I	Final Plat filed in Cabinet J, Pages 45 & 46 on 12/14/1995.
Mallard Lakes at McKinney Phase II	Record Plat filed in Cabinet P, Page 554 on 3/19/2004.
Mallard Lakes at McKinney Phase III	Final Plat filed in Volume M, Page 228 on 9/27/2000.

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

Instrument and Recording Data

Declaration of Covenants, Conditions and Restrictions for Mallard Lakes at McKinney, Recorded as Doc. No. 95-0093627 of the Real Property Records of Collin County, Texas on 12/14/1995.

First Amendment to the Declaration of Covenants, Conditions and Restrictions for Mallard Lakes at McKinney, Recorded in the Real Property Records of Collin County, Texas as Document Number 96-0024172 on 3/26/1996.

Second Amendment to the Declaration of Covenants, Conditions and Restrictions for Mallard Lakes at McKinney, Recorded in the Real Property Records of Collin County, Texas as Document Number 2002-0014719 on 1/22/2002.

Third Amendment to Declaration of Covenants, Conditions and Restrictions for Mallard Lakes at McKinney, Recorded in the Real Property Records of Collin County, Texas as Document Number 2002-0103075 on 7/22/2002.

Fourth Amendment to Declaration of Covenants, Conditions and Restrictions for Mallard Lakes at McKinney, Recorded in the Real Property Records of Collin County, Texas as Document Number 2007-020900019043 on 2/9/2007.

Sixth Amendment to Declaration of Covenants, Conditions and Restrictions for Mallard Lakes at McKinney, Recorded in the Real Property Records of Collin County, Texas as Document Number 2012-0425000481860 on 4/25/2012.

Seventh Amendment to Declaration of Covenants, Conditions and Restrictions for Mallard Lakes at McKinney, Recorded in the Real Property Records of Collin County, Texas as Document Number 2022000152597 on 10/14/2022.

5. Mallard Lakes at McKinney 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
 - Working Capital: \$500.00 (*owner to owner 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.

MALLARD LAKES AT MCKINNEY HOMEOWNERS ASSOCIATION, INC.

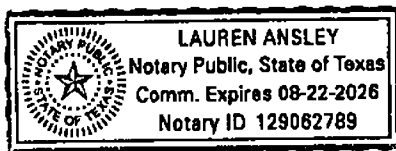
By: CMA, Manager

By: Kayn 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 Kayn Bradley of CMA, Manager for Mallard Lakes at McKinney 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: 2024000160711

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: December 27, 2024 02:54 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: 2024000160711
Receipt Number: 20241227000330
Recorded Date/Time: December 27, 2024 02:54 PM
User: Angela M
Station: Workstation cck061

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

