

**AFTER RECORDING RETURN TO:**

**Judd A. Austin, Jr.  
Henry Oddo Austin & Fletcher, P.C.  
1717 Main Street  
Suite 4600  
Dallas, Texas 75201**

STATE OF TEXAS       §  
                                  §  
COUNTY OF COLLIN   §

**PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE  
FOR  
AUBURN SPRINGS HOMEOWNERS' ASSOCIATION, INC.**

This PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE (this "*Certificate*") is made on behalf of AUBURN SPRINGS HOMEOWNERS' ASSOCIATION, INC., a Texas non-profit corporation (the "*Association*").

**W I T N E S S E T H :**

**WHEREAS**, Lennar Homes of Texas Land and Construction, Ltd., a Texas limited partnership, as Declarant, executed and placed of record that certain Declaration of Covenants, Conditions and Restrictions for Auburn Springs under Instrument No. 2001-0149648 in the Official Public Records of Collin County, Texas (the "*Declaration*"), as supplemented or amended, is incorporated herein for all purposes.

**WHEREAS**, the Association has caused this Certificate to be prepared and filed in accordance with the provisions of the Texas Residential Property Owners Protection Act as provided in Section 209.004 of the Texas Property Code.

**NOW, THEREFORE**, the undersigned hereby certifies as follows on behalf of the Association:

1.     Name of the Subdivision. The name of the subdivision which is the subject of the Declaration is Auburn Springs – Phase One, Phase Two, and Phase Three.
2.     Name and Mailing Address of the Association. The name of the Association is Auburn Springs Homeowners' Association, Inc., and its mailing address is c/o RealManage, LLC ("*RealManage*"), P.O. Box 803555, Dallas, Texas 75380.
3.     Recording Data for the Subdivision. The recording data for the subdivision is certain map or plat for Auburn Springs, an Addition to the City of Allen, Collin County, Texas, recorded as Instrument No. 2001-0165098 (Phase One); in Volume O, Page 127 (Phase Two); in

Volume O, Page 131 (Phase Three), and any amendments thereof or supplements thereto, recorded in the Map/Plat Records or Official Public Records of Collin County, Texas.

4. Recording Data for the Declaration. The recording data for the Declaration is under Instrument No. 2001-0149648, and any amendments thereof or supplements thereto, in the Official Public Records of Collin County, Texas.

5. Name and Contact Information for the Association or the Managing Agent of the Association. The Association's managing agent is RealManage, LLC, P.O. Box 803555, Dallas, Texas 75380, telephone number (866) 473-2573, and email is [aubsprin@ciramail.com](mailto:aubsprin@ciramail.com).

6. Website. The Association's website may be found at [www.ciranet.com/residentportal](http://www.ciranet.com/residentportal).

7. Fees Due Upon Property Transfer. Fees charged relating to a property transfer are:

<b>Resale Certificate</b>	\$375.00
<b>Conveyance/Transfer Fee</b>	\$325.00
<b>Refinance Fee</b>	\$250.00
<b>Statement of Account</b>	\$295.00

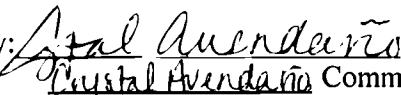
8. Resale Certificates: Resale Certificates may be requested by contacting the Association c/o RealManage via [www.realmanage.com/closingportal](http://www.realmanage.com/closingportal), or by telephone number at (866) 473-2573. Alternatively, you may contact the office for RealManage at P.O. Box 803555, Dallas, Texas 75380.

**IN WITNESS WHEREOF**, the undersigned has caused this Certificate to be executed on behalf of the Association in compliance with Section 209.004 of the Texas Property Code. This Certificate shall serve to replace of all Management Certificates previously filed on behalf of the Association.

**ASSOCIATION:**

**AUBURN SPRINGS HOMEOWNERS'  
ASSOCIATION, INC.,  
a Texas non-profit corporation**

By: RealManage, LLC  
Its: Managing Agent

By:   
Crystal Avendaño Community Manager

STATE OF TEXAS       §  
                                  §  
COUNTY OF Collin   §

This instrument was acknowledged before me on the 11 day of December 2024,  
by Crystal Avendaño Community Manager with RealManage, LLC, the Managing Agent of  
Auburn Springs Homeowners' Association, Inc., a Texas non-profit corporation.



WILLIE DELORES MURRAY  
Notary ID #133539170  
My Commission Expires  
January 18, 2026

Willie DeLores Murray  
Notary Public, State of Texas

**Collin County  
Honorable Stacey Kemp  
Collin County Clerk**

---

**Instrument Number:** 2024000153640

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: December 12, 2024 08:16 AM

Number of Pages: 4

---

**" Examined and Charged as Follows: "**

Total Recording: \$33.00

---

\*\*\*\*\* 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: 2024000153640  
Receipt Number: 20241211000624  
Recorded Date/Time: December 12, 2024 08:16 AM  
User: Dwayne K  
Station: Station 11

**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

