

## MANAGEMENT CERTIFICATE FOR PRESTON HIGHLANDS

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 Preston Highlands Homeowner's Association, Inc.

1. The name of the subdivision is Preston Highlands.
2. The name of the association is Preston Highlands Homeowner's Association, Inc.
3. The recording data for the subdivisions follows:

Subdivision

Recording Data

Preston Highlands Phase I

Plat filed in Cabinet B, Page 160 on 5/8/1978.

Preston Highlands Phase II

Plat filed in Cabinet B, Page 359 on 7/26/1979.

Preston Highlands Phase III

Plat filed in Cabinet B, Page 360 on 7/26/1979.

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

Instrument and Recording Data

Declaration of Covenants, Conditions and Restrictions for Preston Highlands Phase I Homeowner's Association, Inc., Recorded in the Property Records of Collin County, Texas as in Volume 1143, Page 618 on 11/14/1978.

Declaration of Covenants, Conditions and Restrictions for Preston Highlands Phases II and III Homeowner's Association, Inc., Recorded in the Property Records of Collin County, Texas as in Volume 1213, Page 740 on 12/19/1979.

Declaration of Covenants, Conditions and Restrictions for Preston Highlands Phases I, II and III Homeowner's Association, Inc., Re-Recorded in the Property Records of Collin County, Texas as Document #20160331000383760, on 3/31/2016.

5. Preston Highlands Homeowner's 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 Boulevard, Suite 200, Plano, Texas 75093. For association information, the phone number is 972-943-2820, the email is [closing@cmamanagement.com](mailto:closing@cmamanagement.com) and the association's website is [www.cmamanagement.com](http://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 30<sup>th</sup> day of December, 2024.

**PRESTON HIGHLANDS HOMEOWNER'S ASSOCIATION, INC.**

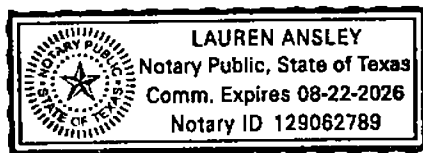
By: CMA, its Manager

By: Karen Bradley

**ACKNOWLEDGMENT**

STATE OF TEXAS           §  
  §  
COUNTY OF COLLIN    §

This instrument was acknowledged before me on the 30<sup>th</sup> day of December, 2024, by Karen Bradley of CMA, Manager for Preston Highlands Homeowner's 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**

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**Instrument Number:** 2024000162276

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: December 31, 2024 12:44 PM

Number of Pages: 3

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

Total Recording: \$29.00

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\*\*\*\*\* 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: 2024000162276  
Receipt Number: 20241231000348  
Recorded Date/Time: December 31, 2024 12:44 PM  
User: Devon O  
Station: CCK107

**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

