

MANAGEMENT CERTIFICATE FOR TUCKER HILL

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 Tucker Hill Residential District Association, Inc.

1. The name of the subdivision is Tucker Hill.
2. The name of the association is Tucker Hill Residential District Association, Inc.
3. The recording data for the subdivisions follows:

<u>Subdivision</u>	<u>Recording Data</u>
Tucker Hill Phase IA	Record Plat filed in Volume 2007, Page 536 on 10/4/2007.
Tucker Hill Phase IB	Record Plat filed in Volume 2007, Page 625 on 11/16/2007.
Tucker Hill Amenities Center	Minor Plat filed in Volume 2008, Page 343 on 6/9/2008.
Tucker Hill Phase 2A	Record Plat filed in Volume 2013, Page 82 on 2/27/2013.
Tucker Hill Phase 2B	Record Plat filed in Volume 2014, Page 136 on 3/21/2014.
Tucker Hill Phase 3	Record Plat filed in Volume 2016, Page 278 on 4/29/2016.
Tucker Hill Phase 4	Record Plat filed in Volume 2017, Pages 527-529 on 7/7/2017.

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

Instrument and Recording Data

Master Deed Restrictions for Tucker Hill Residential District Association, Inc., Recorded in the Property Records of Collin County, Texas as Document # 20071004001371740 on 10/4/2007.

Declaration of Charter, Easements, Covenants and Restrictions for The Residential District Recorded in the Property Records of Collin County, Texas as Document #20071004001371750 on 10/4/2007.

Supplemental Declaration of Charter, Easements, Covenants and Restrictions for The Residential District Phase IA Recorded in the Property Records of Collin County, Texas as Document #20071109001526470 on 11/9/2007.

Supplemental Declaration of Charter, Easements, Covenants and Restrictions for The Residential District Phase IB Recorded in the Property Records of Collin County, Texas as Document #20071115001546830 on 11/15/2007.

Supplemental Declaration of Charter, Easements, Covenants and Restrictions for The Residential District Phase 2A Recorded in the Property Records of Collin County, Texas as Document #20130219000225300 on 2/9/2013.

First Amendment to Master Deed Restrictions for Tucker Hill Residential District Association, Inc., Recorded in the Property Records of Collin County, Texas as Document # 20160129000111360 on 1/29/2016.

Declaration Removing Property from Tucker Hill Residential District Association, Inc., Recorded in the Property Records of Collin County, Texas as Document #20160129000111370 on 1/29/2016.

Tucker Hill Town Center Declaration Recorded in the Property Records of Collin County, Texas as Document #20160129000111380 on 1/29/2016.

Supplemental Declaration of Charter, Easements, Covenants and Restrictions for The Residential District Phase 3 Recorded in the Property Records of Collin County, Texas as Document #20160429000517120 on 4/29/2016.

5. Tucker Hill Residential District 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: \$2080.00 = 1 year of assessment (Builder or Developer to Owner & Owner to Owner)
 - Transfer Fee: \$250
 - Foreclosure Transfer Fee: \$300

IN WITNESS WHEREOF, this Management Certificate is hereby executed by its duly authorized agent on this 11th day of December, 2024.

TUCKER HILL RESIDENTIAL DISTRICT ASSOCIATION, INC.

By: CMA, its Manager

By: _____

Karen Bradley

ACKNOWLEDGMENT

STATE OF TEXAS

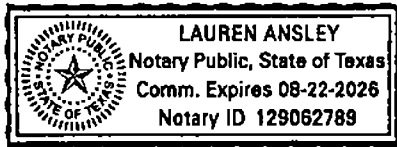
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COUNTY OF COLLIN

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This instrument was acknowledged before me on the 11th day of December, 2024,
by Karen Bradley of CMA, Manager for Tucker Hill Residential District 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: 2024000156893

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: December 18, 2024 01:40 PM

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: 2024000156893
Receipt Number: 20241218000397
Recorded Date/Time: December 18, 2024 01:40 PM
User: Amanda J
Station: Station 6

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