

# MANAGEMENT CERTIFICATE FOR HIGHLANDS of PLANO PRESTON RIDGE

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 Highlands of Plano Preston Ridge Homeowner's Association, Inc.

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

<u>Subdivision</u>	<u>Recording Data</u>
Highlands of Plano Preston Ridge Phase I	Final Plat filed in Volume H, Page 459 on 9/28/1992.
Highlands of Plano Preston Ridge Phase II	Amended Final Plat filed in Volume H, Page 603 on 3/5/1993.
Highlands of Plano Preston Ridge Phase III	Final Plat filed in Volume I, Page 104, on 12/22/1993.
Highlands of Plano Preston Ridge Phase IV	Final Plat filed in Volume I, Page 312, on 8/8/1994.
Highlands of Plano Preston Ridge Phase V	Final Plat filed in Volume I, Page 136 on 8/1/1994.
Highlands of Plano Preston Ridge Phase VI	Final Plat filed in Volume J, Pages 251-252 on 6/11/1996.

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

Instrument and Recording Data

Consolidated Declaration of Covenants and Restrictions of Highlands of Plano Preston Ridge, All Phases 1,2,4,5 and 6, Recorded in the Property Records of Collin County, Texas as Document #20130718001007220 on 7/18/2013.

Declaration of Covenants, Conditions and Restrictions for Highlands of Plano Preston Ridge Homeowner's Association, Inc., Recorded in the Property Records of Collin County, Texas as Document # 0466501501 on 11/15/1992.

5. Highlands of Plano Preston Ridge 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 26<sup>th</sup> day of December, 2024.

HIGHLANDS OF PLANO PRESTON RIDGE HOMEOWNER'S ASSOCIATION, INC.

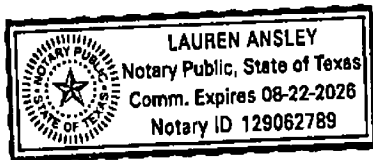
By: CMA, its Manager

By: Lauren Bradley

**ACKNOWLEDGMENT**

STATE OF TEXAS           §  
  §  
COUNTY OF COLLIN

This instrument was acknowledged before me on the 26<sup>th</sup> day of December, 2024, by Lauren Bradley of CMA, Manager for Highlands of Plano Preston Ridge 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**

---

**Instrument Number:** 2024000160940

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: December 27, 2024 04:21 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: 2024000160940  
Receipt Number: 20241227000572  
Recorded Date/Time: December 27, 2024 04:21 PM  
User: Patricia B  
Station: Station 9

**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