

**MANAGEMENT CERTIFICATE
FOR
KNOLLS AT RUSSELL CREEK**

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 The Knolls at Russell Creek Homeowners Association.

1. The name of the subdivision is Knolls at Russell Creek.
2. The name of the association is The Knolls at Russell Creek Homeowners Association.
3. The recording data for the subdivisions follows:

<u>Subdivision</u>	<u>Recording Data</u>
Knolls at Russell Creek Phase I	Final Plat filed as document # 19970702000524780 on 07/02/1997.
Knolls at Russell Creek Phase 4A	Final Plat filed as document # 19980825000936180 on 08/25/1998.
Knolls at Russell Creek Phase 4B	Final Plat filed as document # 19980825000936160 on 08/25/1998.
Knolls at Russell Creek Phase 5	Final Plat filed as document # 19990525000644350 on 05/25/1999.

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

Instrument and Recording Data

Declaration of Covenants, Conditions and Restrictions for The Knolls at Russell Creek Homeowners Association, Recorded in the Property Records of Collin County, Texas as Document # 19970918000783870 on 09/18/1997.

5. The Knolls at Russell Creek Homeowner Association, 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
 - Transfer Fee \$175

IN WITNESS WHEREOF, this Management Certificate is hereby executed by its duly authorized agent on this 10th day of July, 2023.

THE KNOLLS AT RUSSELL CREEK HOMEOWNERS ASSOCIATION.

By: CMA, its Manager

By: Shelly Hughes

ACKNOWLEDGMENT

STATE OF TEXAS §
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COUNTY OF COLLIN §

This instrument was acknowledged before me on the 10th day of July, 2023, by Shelly Hughes of CMA, Manager for The Knolls at Russell Creek Homeowner Association, 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: 2023000077110

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: July 10, 2023 02:56 PM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$30.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******

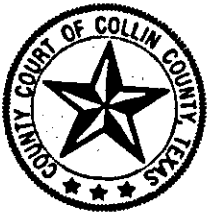
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 2023000077110
Receipt Number: 20230710000247
Recorded Date/Time: July 10, 2023 02:56 PM
User: Evelyn V
Station: Workstation cck065

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

