

MANAGEMENT CERTIFICATE FOR KNOLLS AT RUSSELL CREEK

STATE OF TEXAS

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KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF COLLIN

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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:

SubdivisionRecording Data

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 \$250
 - Foreclosure Transfer Fee: \$300

IN WITNESS WHEREOF, this Management Certificate is hereby executed by its duly authorized agent on this 30th day of December, 2024.

THE KNOLLS AT RUSSELL CREEK HOMEOWNERS ASSOCIATION.

By: CMA, its Manager

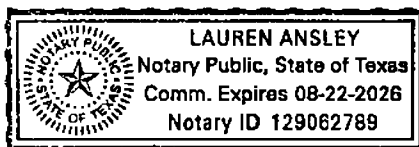
By: Karyn Bradley

ACKNOWLEDGMENT

STATE OF TEXAS §
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COUNTY OF COLLIN §

This instrument was acknowledged before me on the 30th day of December, 2024, by Karyn Bradley 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: 2024000162351

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: December 31, 2024 01:27 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: 2024000162351
Receipt Number: 20241231000451
Recorded Date/Time: December 31, 2024 01:27 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