

**MANAGEMENT CERTIFICATE
FOR
HILLCREST LEBANON**

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 Hillcrest Lebanon Homeowners Association, Inc.

1. The name of the subdivision is Hillcrest Lebanon.
2. The name of the association is Hillcrest Lebanon Homeowners Association, Inc.
3. The recording data for the subdivisions follows:

<u>Subdivision</u>	<u>Recording Data</u>
Hillcrest Meadow Phase I	Final Plat filed in Volume K, Page 283 on 4/21/1998.
Hillcrest Meadow Phase II	Final Plat filed in Volume K, Page 446 on 7/6/1998.
Cecile Place Phase II	Final Plat filed in Volume L, Page 95 on 5/5/1999.
Cecile Place Phase III-A	Final Plat filed in Volume L, Page 324 on 8/23/1999.
Cecile Place Phase III-B	Final Plat filed in Volume L, Page 344 on 9/8/1999.
Smith Estates	Final Plat filed in Volume L, Page 786 on 3/2/2000.

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

Instrument and Recording Data

Declaration of Covenants, Conditions and Restrictions for Hillcrest Lebanon Homeowners Association, Inc., Recorded in the Property Records of Collin County, Texas as Document # 98-0009328 on 2/2/1998.

Declaration of Annexation of Cecile Place Phase II and Phase III with Hillcrest Meadows, Recorded in the Property Records of Collin County, Texas as Document #99-0021145 on 2/22/1999.

Declaration of Annexation of Smith Estates with Hillcrest Meadows and Cecile Place Phase II and Phase III, Recorded in the Property Records of Collin County, Texas as Document #2000-0024090 on 3/13/2000.

First Amendment to the Declaration of Covenants, Conditions and Restrictions for Hillcrest Lebanon Homeowners Association, Inc., Recorded in the Property Records of Collin County, Texas as Document #2000-0125313 on 11/15/2000.

Second Amendment to the Declaration of Covenants, Conditions and Restrictions for Hillcrest Lebanon Homeowners Association, Inc., Recorded in the Property Records of Collin County, Texas as Document #2001-0029546 on 3/20/2001.

5. Hillcrest Lebanon Homeowners 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 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.

HILLCREST LEBANON HOMEOWNERS ASSOCIATION, INC.

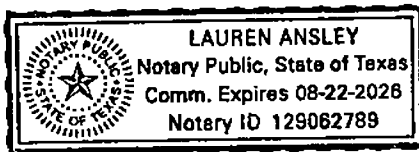
By: CMA, its Manager

By: Karen 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 Karen Bradley of CMA, Manager for Hillcrest Lebanon Homeowners 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: 2024000162226

eRecording - Real Property

CERTIFICATE

Recorded On: December 31, 2024 11:41 AM

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: 2024000162226
Receipt Number: 20241231000311
Recorded Date/Time: December 31, 2024 11:41 AM
User: Keri O
Station: Station 1

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