

MANAGEMENT CERTIFICATE FOR HILLS OF SPRING 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 Hills of Spring Creek.

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

SubdivisionRecording Data

The Hills of Spring Creek Phase 1

Final Plat filed in Cabinet P, Slide 539 on 3/12/04.

The Hills of Spring Creek Phase 2

Final Plat filed in Volume 2006, Page 444 7/10/06.

The Hills of Spring Creek Replat Final Replat filed as Document # 20191220010005570 on 12/20/2019.

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

Instrument and Recording Data

Declaration of Covenants, Conditions and Restrictions for Hills of Spring Creek, Recorded as Document Number 2004-0036584 in the Property Records of Collin County, Texas on 5/16/2004.

First Amendment to Declaration of Covenants, Conditions and Restrictions for Hills of Spring Creek, Recorded in the Property Records of Collin County, Texas as Document Number 20140807000841850 on 08/07/2014.

First Supplement to Declaration of Covenants, Conditions and Restrictions for Hills of Spring Creek, Recorded in the Property Records of Collin County, Texas as Document Number 20200210000188540 on 02/10/2020.

5. Hills of Spring Creek Homeowner's Association, in c/o RTI/Community Management Association, 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
 - Working Capital: \$200 (Owner to Owner)

IN WITNESS WHEREOF, this Management Certificate is hereby executed by its duly authorized agent on this 26th day of December, 2024.

HILLS OF SPRING CREEK HOMEOWNERS ASSOCIATION, INC.

By: CMA, its Manager

By: Cauren Bradley

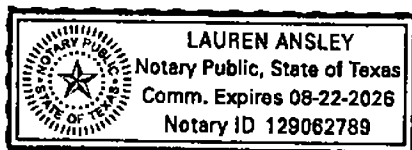
ACKNOWLEDGMENT

STATE OF TEXAS

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COUNTY OF COLLIN

This instrument was acknowledged before me on the 26th day of December, 2024, by Cauren Bradley of CMA, Manager for Hills of Spring Creek 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: 2024000160806

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: December 27, 2024 03:47 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: 2024000160806
Receipt Number: 20241227000411
Recorded Date/Time: December 27, 2024 03:47 PM
User: Cathy L
Station: Station 5

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