

MANAGEMENT CERTIFICATE FOR STAR TRAIL

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 Villages of Star Trail Homeowners Association, Inc.

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

SubdivisionRecording Data

Star Trail, Phase One A	Final Plat filed 2017-721 to 726 on 09/05/2017.
Star Trail Phase One B	Final Plat filed as Document # 20171003010004680 on 10/03/2017.
Star Trail Phase Two	Final Plat filed as Document # 20190502010002050 on 05/02/2019.
Star Trail Phase Three	Final Plat filed as Document # 20190425010001890 on 04/25/2019.
Star Trail Phase Four	Final Plat filed as Document # 20190731010003290 on 07/31/2019.
Star Trail Phase Five	Final Plat filed as Document # 20200305010000970 on 03/05/2020.
Star Trail Phase Six	Final Plat filed as Document # 20210422010001410 on 04/22/2021.
Star Trail Phase Seven	Final Plat filed as Document # 20210409010001160 on 04/09/2021.
Star Trail Phase Eight	Final Plat filed as Document # 20211221010004610 on 12/21/2021.
Star Trail Phase Nine	Final Plat filed as Document # 20211119010004140 on 11/19/2021.
Star Trail Phase Ten	Final Plat filed as Document # 2023-127 on 04/19/2023.
Star Trail Phase Eleven	Final Plat filed as Document # 2023-240 on 07/05/2023.

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

Instrument and Recording Data

Declaration of Covenants, Conditions and Restrictions for Star Trail Homeowners Association, Inc., Recorded in the Property Records of Collin County, Texas as Document # 20161207001660140 on 12/07/2016.

First Amendment to the Declaration of Covenants, Conditions and Restrictions for Villages of Star Trail Homeowner Association Inc., Recorded in the Property Records of Collin County, Texas as Document # 20170725000979320 on 07/25/2017.

Supplemental Declaration of Covenants, Conditions and Restrictions for Villages of Star Trail Homeowners Association, Inc. Recorded in the Property Records of Collin County, Texas as Document # 20200520000741080 on 05/20/2020.

Supplemental Declaration of Covenants, Conditions and Restrictions for Villages of Star Trail Homeowners Association, Inc. Recorded in the Property Records of Collin Count, Texas as Document # 2023000099350 on

5. Star Trail 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 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
 - Working Capital: \$500.00 (Builder to Owner & Owner to Owner)
 - 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.

VILLAGES OF STAR TRAIL HOMEOWNERS ASSOCIATION, INC.

By: CMA, its Manager

By: Karen Bradley

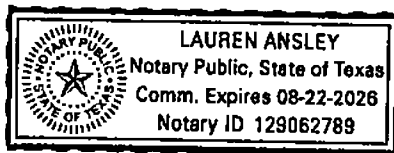
ACKNOWLEDGMENT

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 Star Trail 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: 2024000162089

eRecording - Real Property

CERTIFICATE

Recorded On: December 31, 2024 09:54 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: 2024000162089
Receipt Number: 20241231000082
Recorded Date/Time: December 31, 2024 09:54 AM
User: Kim D
Station: Workstation cck024

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