

**MANAGEMENT CERTIFICATE  
FOR  
THE TRAILS OF GLENWOOD**

STATE OF TEXAS               §  
  §  
COUNTY OF COLLIN       §

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 Trails of Glenwood Homeowners Association, Inc.

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

<u>Subdivision</u>	<u>Recording Data</u>
The Trails of Glenwood Phase I	Final Plat filed in Volume 2007, Pages 51-52 on 2/8/2007.
The Trails of Glenwood Phase 2	Final Plat filed in Volume 2011, Pages 206-207 on 8/9/2011.
The Trails of Glenwood Phase 3	Final Plat filed in Volume 2013, Pages 185-186 on 5/13/2013.
The Trails of Glenwood Phase 4	Final Plat filed in Volume 2014, Pages 334-336 on 7/11/2014.

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

Instrument and Recording Data

Declaration of Covenants, Conditions and Restrictions for The Trails of Glenwood Homeowners Association, Inc., Recorded in the Property Records of Collin County, Texas as Document # 20070919001306390 on 9/19/2007.

First Amendment to Declaration of Covenants, Conditions and Restrictions for The Trails of Glenwood Homeowners Association, Inc., Recorded in the Property Records of Collin County, Texas as Document # 20080306000270320 on 3/6/2008.

First Supplemental Declaration of Covenants, Conditions and Restrictions for The Trails of Glenwood Homeowners Association, Inc., Recorded in the Property Records of Collin County, Texas as Document # 20110712000721110 on 7/12/2011.

Second Supplemental Declaration of Covenants, Conditions and Restrictions for The Trails of Glenwood Homeowners Association, Inc., Recorded in the Property Records of Collin County, Texas as Document # 20130412000498340 on 4/12/2013.

Third Supplemental Declaration of Covenants, Conditions and Restrictions for The Trails of Glenwood Homeowners Association, Inc., Recorded in the Property Records of Collin County, Texas as Document # 20140604000560840 on 6/4/2014.

5. The Trails of Glenwood 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](mailto:closing@cmamanagement.com) and the association's website is [www.cmamanagement.com](http://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
  - Acquisition Fee: \$150.00 (All Owner Sales) (Is a Reserve Contribution)
  - Transfer Fee: \$250
  - Foreclosure Transfer Fee: \$300

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

**THE TRAILS OF GLENWOOD HOMEOWNERS ASSOCIATION, INC.**

By: CMA, its Manager

By: Kayn Bradley

**ACKNOWLEDGMENT**

STATE OF TEXAS           §  
  §  
COUNTY OF COLLIN      §

This instrument was acknowledged before me on the 30<sup>th</sup> day of December, 2024 by Kayn Bradley of CMA, Manager for The Trails of Glenwood 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**

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**Instrument Number:** 2024000162055

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: December 31, 2024 09:44 AM

Number of Pages: 3

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**" Examined and Charged as Follows: "**

Total Recording: \$29.00

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\*\*\*\*\* 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: 2024000162055  
Receipt Number: 20241231000071  
Recorded Date/Time: December 31, 2024 09:44 AM  
User: Michelle K  
Station: cck051

**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