

**Denton County
Juli Luke
County Clerk**

Instrument Number: 141306

ERecordings-RP

MISCELLANEOUS

Recorded On: December 31, 2024 08:58 AM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$33.00

******* 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: 141306
Receipt Number: 20241231000056
Recorded Date/Time: December 31, 2024 08:58 AM
User: Debra S
Station: Station 23

Record and Return To:

Corporation Service Company



STATE OF TEXAS
COUNTY OF DENTON

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 Records of Denton County, Texas.

Juli Luke
County Clerk
Denton County, TX

**MANAGEMENT CERTIFICATE
FOR
STONEWATER CROSSING**

STATE OF TEXAS
COUNTY OF DENTON

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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 Frisco Stonewater Crossing Homeowners Association, Inc.

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

Subdivision

Recording Data

Stonewater Crossing Phase I

Final Plat filed as Document #2008-115673 on 10/24/2008.

Stonewater Crossing Phase II

Final Plat filed as Document #2012-69 on 3/28/2012.

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

Instrument and Recording Data

Declaration of Covenants, Conditions and Restrictions for Stonewater Crossing Homeowners Association, Inc., Recorded in the Property Records of Denton County, Texas as Document # 2008-112867 on 11/16/2008.

First Amendment to Declaration of Covenants, Conditions and Restrictions for Stonewater Crossing Homeowners Association, Inc., Recorded in the Property Records of Denton County, Texas as Document # 2010-84836 on 8/30/2010.

Second Amendment to Declaration of Covenants, Conditions and Restrictions for Stonewater Crossing Homeowners Association, Inc., Recorded in the Property Records of Denton County, Texas as Document # 11558 on 1/21/2021.

5. Frisco Stonewater Crossing 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
- Working Capital: \$150.00 (all owner-to-owner sales)
- 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.

FRISCO STONEWATER CROSSING HOMEOWNERS ASSOCIATION, INC.

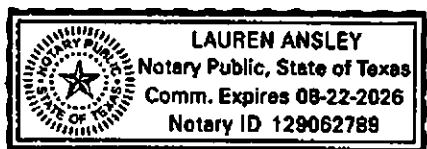
By: CMA, its Manager

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 Frisco Stonewater Crossing 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