

MANAGEMENT CERTIFICATE FOR CRAIG RANCH COMMUNITY ASSOCIATION

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 Craig Ranch Community Association.

1. The name of the subdivision is Craig Ranch.
2. The name of the association is Craig Ranch Community Association.
3. The recording data for the subdivisions follows:

Subdivision

Recording Data

Craig Ranch North Phase 1A	Final Plat filed 10/22/2002 in Volume O, page 204.
Craig Ranch North Phase 1B	Final Plat filed 10/23/2002 in Volume O, page 214.
Craig Ranch North Phase 2A	Final Plat filed 05/02/2003 in Volume O, page 537.
Craig Ranch North Phase 2B	Final Plat filed 11/04/2003 in Volume P, page 259.
Craig Ranch North Phase 2C	Final Plat filed 05/02/2003 in Volume O, page 535.
Craig Ranch North Phase 3	Final Plat filed 09/23/2004 in Volume P, page 905.
Craig Ranch North Phase 4	Final Plat filed 04/13/2004 in Volume 9, page 594.
Craig Ranch North Phase 5	Final Plat filed 09/30/2004 in Volume P, page 921.
Craig Ranch North Phase 6	Final Plat filed 07/08/2004 in Volume P, page 767.
Craig Ranch North Phase 7	Final Plat filed 04/20/2005 in Volume Q, page 323.
Craig Ranch North Phase 8	Final Plat filed 04/20/2005 in Volume Q, page 325.
Craig Ranch North Phase 9	Final Plat filed 10/20/2005 in Volume R, page 084.
Craig Ranch North Phase 10	Final Plat filed 11/11/2005 in Volume R, page 138.
Craig Ranch North Phase 11	Final Plat filed 11/01/2006 as document # 2006110100004730.
Craig Ranch North Phase 12	Final Plat filed 09/25/2015 as document # 2015925001222730.
Craig Ranch North Phase 12	Final Plat filed 01/04/2019 as document # 20190104010000040.
Creekside at Craig Ranch Phase 1	Final Plat filed 03/02/2015 as document # 20150302010000690.
Creekside at Craig Ranch Phase 2	Final Plat filed 03/02/2016 as document # 20160302010000900.
The Fairways at Craig Ranch Phase 1	Final Plat filed 09/25/2014 as document # 20140925010003240.
The Fairways at Craig Ranch Phase 2A	Final Plat filed 02/12/2015 as document # 20150212010000560.
The Fairways at Craig Ranch Phase 2B	Final Plat filed 10/27/2015 as document # 20151027010003830.
Hemingway at Craig Ranch Phase 1	Final Plat filed 08/02/2005 in Volume Q, page 585.
Hemingway at Craig Ranch Phase 2	Final Plat filed 05/04/2006 as document # 20060504010001840.
Hemingway at Craig Ranch Phase 3	Final Plat filed 11/15/2006 as document # 20061115010004970.
Southern Hills at Craig Ranch Phase 1	Final Plat filed 04/11/2016 as document # 20160411010001460.
Southern Hills at Craig Ranch Phase 2	Final Plat filed 06/25/2018 as document # 20180625010002920.
Southern Hills at Craig Ranch Phase 3	Final Plat filed 09/11/2020 as document # 20200911010003480.
Spicewood at Craig Ranch Phase 1A	Final Plat filed 11/17/2015 as document # 20151117010004150.
Spicewood at Craig Ranch Phase 1B	Final Plat filed 05/10/2016 as document # 20160510010001920.
Spicewood at Craig Ranch Phase 2	Final Plat filed 10/13/2017 as document # 20171013010004840.
Phase 1 of The Estates at Craig Ranch	Final Plat filed 04/28/2006 as document # 20060428010001690.
Phase 2 of The Estates at Craig Ranch	Final Plat filed 04/28/2006 as document # 20060428010001710.
The Grove at Craig Ranch Phase I	Final Plat filed 03/17/2017 as document # 20170317010001270.
The Grove at Craig Ranch Phase II	Final Plat filed 04/27/2018 as document # 20180427010001890.
The Settlement at Craig Ranch	Final Plat filed 08/2005 in Volume Q, Pages 587-592.
The Trails at Craig Ranch Phase I	Final Plat filed 3/27/2015 as document # 201503270010001000.
The Trails at Craig Ranch Phase II	Final Plat filed 12/11/15 as document # 20151211010004420.
The Trails at Craig Ranch Phase III	Final Plat filed 12/31/2014 as document # 20141231010004460.
The Trails at Craig Ranch Phase IV	Final Plat filed 10/11/2018 as document # 20181011010004740.
Cooper Life at Craig Ranch	Final Plat filed 12/11/2007 as document # 20071211010004320.

Cooper Life at Craig Ranch Phase II	Final Plat filed 09/25/2014 as document # 20140925010003260.
Liberty Hill	Final Plat filed 09/28/2018 as document # 20180928010004580.
Watters Branch	Final Plat filed 07/18/2017 as document # 20170718010003390.
The Retreat at Craig Ranch Condominium	Final Plat filed 08/10/2020 as document # 20200810001291570.
The Residences at Grand Lodge	Final Plat filed 09/19/2019 as document # 20190919001163130.
Craig Ranch Hotel Addition	Final Plat filed 06/25/2018 as document # 20180625010002900.
Craig Ranch Plaza	Final Plat filed 02/21/2018 as document # 20180221010000910.
The Luxe at Craig Ranch	Final Plat filed 01/10/2020 as document # 20200110010000160.
First United Bank of Craig Ranch	Final Plat filed 11/01/2005 as document # 05-0154137.
Cooper Clinic Addition	Final Plat filed 08/18/2006 as document # 20060818010003490.
Sonic-NTB Addition	Final Plat filed 10/12/2010 as document # 20101012010001990.
Vantrust Office Complex	Final Plat filed 07/31/2014 as document # 20140731010002410.
Vantrust Office Complex	Final Plat filed 03/26/2015 as document # 20150326010000980.
Collin McKinney Commercial Addition	Final Plat filed 02/08/2018 as document # 20180208010000640.
QT914 Addition	Final Plat filed 06/15/2007 as document # 20070615010002120.
Brookhaven Baptist Church	Final Plat filed 02/01/2013 as document # 20130201010000360.
Brookhaven Baptist Church Addition	Final Plat filed 01/14/2019 as document # 20190114010000200.
Tour Drive South Addition	Final Plat filed 08/30/2013 as document # 20130930010002600.
Tour Drive South Addition	Final Plat filed 12/09/2015 as document # 20151209010004380.
Tour Drive South Addition	Final Plat filed 06/12/2020 as document # 20200612010002150.
Tour Drive South Addition	Final Plat filed 08/23/2018 as document # 20180823010003930.
Tour Drive South Addition	Final Plat filed 07/10/2019 as document # 20190710010002980.
Collin McKinney Commercial Addition	Final Plat filed 01/16/2019 as document # 20190116010000230.
Highway 121 Addition	Final Plat filed 02/18/2016 as document # 20160218010000760.
Highway 121 Addition	Final Plat filed 06/22/2012 as document # 20120622010001490.
Advantage-LaQuinta Highway 121 Addition	Final Plat filed 02/26/2009 as document # 20090226010000430.
Boston Pizzeria-Highway 121 Addition	Final Plat filed 04/21/2017 as document # 20170421000504970.
Boston Pizzeria-Highway 121 Addition	Final Plat filed 04/21/2015 as document # 20150421010001310.
Encore McKinney Addition	Final Plat filed 04/07/2016 as document # 20160407010001450.
Encore McKinney Addition	Final Plat filed 12/07/2017 as document # 20171207010005690.
Encore McKinney Addition	Final Plat filed 08/06/2019 as document # 20190806010003380.
Encore McKinney Addition	Final Plat filed 07/30/2019 as document # 20190730010003280.
Encore McKinney Addition	Final Plat filed 08/28/2019 as document # 20190828010003680.
Cooper Addition	Final Plat filed 08/03/2005 in volume Q, page 593.
Southern Hills at Craig Ranch Commercial	Final Plat filed 11/28/2018 as document # 20181128010005410.
Southern Hills at Craig Ranch Commercial	Final Plat filed 01/29/2018 as document # 20180129010000510.
Parkside at Craig Ranch Addition	Final Plat filed 08/06/2019 as document # 20190806010003370.
Parkside at Craig Ranch Addition	Final Plat filed 10/27/2017 as document # 20171027010004990.
Parkside at Craig Ranch Addition	Final Plat filed 08/06/2018 as document # 20180806010003620.
Parkside at Craig Ranch Addition	Final Plat filed 07/19/2018 as document # 20180719010003300.
Parkside at Craig Ranch Addition	Final Plat filed 10/21/2014 as document # 20141021010003510.
Parkside at Craig Ranch Addition	Final Plat filed 03/17/2016 as document # 20160317010001140.
Parkside at Craig Ranch Addition	Final Plat filed 10/12/2016 as document # 20161012010004170.
North Texas Athletic Center Addition	Final Plat filed 07/17/2009 as document # 20090717010001850.
North Texas Athletic Center Addition	Final Plat filed 01/23/2009 as document # 20090123010000140.
North Texas Athletic Center Addition	Final Plat filed 04/04/2019 as document # 20190404010001570.
North Texas Athletic Center Addition	Final Plat filed 10/09/2009 as document # 20091009010002590.
Westminster at Craig Ranch Addition	Final Plat filed 04/05/2017 as document # 20170405010001680.
Henneman-Stacy Addition	Final Plat filed 09/16/2016 as document # 20160916010003730.
Henneman-Stacy Addition	Final Plat filed 04/26/2013 as document # 20130426010001180.
Piazza at Craig Ranch Addition	Final Plat filed 05/06/2015 as document # 20150506010001510.
MC22DE Addition	Final Plat filed 11/19/2020 as document # 20201119010004470.
Lot 41, Block E of the Estates at Craig Ranch West	Final Plat filed 10/12/2006 as document #
20061012010004430.	
Moviehouse Addition	Final Plat filed 11/07/2016 as document # 20161107010004600.
CR Urban Res. Addition	Final Plat filed 12/14/2018 as document # 20181214010005650.
Bank of the Ozarks	Final Plat filed 01/24/2018 as document # 20180124010000390.
Collin McKinney Commercial Addition	Final Plat filed 10/06/2017 as document # 20171006010004780.
Collin McKinney Commercial Addition	Final Plat filed 07/16/2018 as document # 20180716010003210.
Van Tuyt Plaza Addition at Craig Ranch	Final Plat filed 08/27/2009 as document # 20090827010002210.

Van Tuyl Plaza Addition at Craig Ranch	Final Plat filed 01/26/2006 as document # 20060126010000220.
Van Tuyl Plaza Addition	Final Plat filed 07/15/2019 as document # 20190715010003030.
Wilbow Alma Addition	Final Plat filed 05/03/2017 as document # 20170503010002210.
TPC at Craig Ranch	Final Plat filed 04/28/2017 as document # 20170428010002120.
Shimer Addition	Final Plat filed 02/24/2006 as document # 20060224010000750.
Tri Cities Medical Center Addition	Final Plat filed 12/09/2004 as document # 2004-0176612.
VCIM Addition	Final Plat filed 08/20/2003 as document # 2003-0163924.
QT913 Addition	Final Plat filed 06/28/2007 as document # 20070628010002190.
Custer-Stacy Addition	Final Plat filed 11/16/2007 as document # 20071116010004100.
Wave Wash Addition	Final Plat filed 06/06/2007 as document # 20070606010001930.
The Venue at Craig Ranch	Final Plat filed 05/02/2017 as document # 20170502010002180.
McKinney Seven Stacy Addition	Final Plat filed 03/11/2014 as document # 20140311010000760.
Inspiration at Craig Ranch	Final Plat filed 06/02/2023 as document # 2023010000222.

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

Instrument and Recording Data

Amended and Restated Community Charter for Craig Ranch Community Association, Inc., Recorded in the Property Records of Collin County, Texas as Document # 20180601000683380 on 06/04/2018.

Supplement to Community Charter for Craig Ranch Community Association, Inc., Recorded in the Property Records of Collin County, Texas as Document #2004-0173104 12/02/2004.

Supplement to Community Charter for Craig Ranch Community Association, Inc., Recorded in the Property Records of Collin County, Texas as Document #20060130000121020 on 01/30/2006.

First Supplement to Community Charter for Craig Ranch Community Association, Inc., Recorded in the Property Records of Collin County, Texas as Document #2005-139445 on 10/03/2005.

Second Supplement to Community Charter for Craig Ranch Community Association, Inc., Recorded in the Property Records of Collin County, Texas as Document #20060405000442050 on 04/05/2006.

Third Supplement to Community Charter for Craig Ranch Community Association, Inc., Recorded in the Property Records of Collin County, Texas as Document #20060706000928390 on 07/06/2006.

Fourth Supplement to Community Charter for Craig Ranch Community Association, Inc., Recorded in the Property Records of Collin County, Texas as Document #20071227001705990 on 12/27/2007.

Fifth Supplement to Community Charter for Craig Ranch Community Association, Inc., Recorded in the Property Records of Collin County, Texas as Document #20080505000536730 on 05/05/2008.

Sixth Supplement to Community Charter for Craig Ranch Community Association, Inc., Recorded in the Property Records of Collin County, Texas as Document #20130522000701040 on 05/22/2013.

Seventh Supplement to Community Charter for Craig Ranch Community Association, Inc., Recorded in the Property Records of Collin County, Texas as Document #2013052200070150 on 05/22/2013.

Eighth Supplement to Community Charter for Craig Ranch Community Association, Inc., Recorded in the Property Records of Collin County, Texas as Document #20140221000163020 on 02/21/2014.

Ninth Supplement to Community Charter for Craig Ranch Community Association, Inc., Recorded in the Property Records of Collin County, Texas as Document #20180307000282430 on 03/07/2018.

Declaration of Covenants, Conditions & Restrictions for The Chateaus of the Settlement at Craig Ranch Community Association, Inc., Recorded in the Property Records of Collin County, Texas as Document #20111130001289190 on 11/30/2011.

Supplemental Declaration of Covenants, Conditions & Restrictions for Craig Ranch North, Recorded in the

Property Records of Collin County, Texas as Document #20060105000443490 on 04/05/2006.

Supplemental Declaration of Covenants, Conditions & Restrictions for Hemingway at Craig Ranch Community Association, Inc., Recorded in the Property Records of Collin County, Texas as Document #2005-0149547 on 10/24/2005.

Declaration of Covenants, Conditions & Restrictions for Settlement Townhomes at Craig Ranch Community Association, Inc., Recorded in the Property Records of Collin County, Texas as Document #20060508000620020 on 05/08/2006.

First Amendment to the Declaration of Covenants, Conditions & Restrictions for Settlement Townhomes at Craig Ranch Community Association, Inc., Recorded in the Property Records of Collin County, Texas as Document #20111130001289180 on 11/30/2011.

Supplemental Declaration of Covenants, Conditions & Restrictions for Southern Hills at Craig Ranch Community Association, Inc., Recorded in the Property Records of Collin County, Texas as Document #20160624000800520 on 06/24/2016.

First Amendment to the Supplemental Declaration of Covenants, Conditions & Restrictions for Southern Hills at Craig Ranch Community Association, Inc., Recorded in the Property Records of Collin County, Texas as Document #20180727000934890 on 07/27/2018.

Supplemental Declaration of Covenants, Conditions & Restrictions for Spicewood at Craig Ranch Community Association, Inc., Recorded in the Property Records of Collin County, Texas as Document #20151117001446740 on 11/17/2015.

Declaration of Covenants, Conditions & Restrictions for The Estates at Craig Ranch Community Association, Inc., Recorded in the Property Records of Collin County, Texas as Document #20060413000495520 on 04/13/2006.

First Amendment to the Declaration of Covenants, Conditions & Restrictions for The Estates at Craig Ranch Community Association, Inc., Recorded in the Property Records of Collin County, Texas as Document #20071009001391170 on 10/09/2007.

Correction First Amendment to the Declaration of Covenants, Conditions & Restrictions for The Estates at Craig Ranch Community Association, Inc., Recorded in the Property Records of Collin County, Texas as Document #20071031001485400 on 10/31/2007.

Supplemental Declaration of Covenants, Conditions & Restrictions for The Grove at Craig Ranch Community Association, Inc., Recorded in the Property Records of Collin County, Texas as Document #20170228000261570 on 02/28/2017.

Supplemental Declaration of Covenants, Conditions & Restrictions for The Trails at Craig Ranch Community Association, Inc., Recorded in the Property Records of Collin County, Texas as Document #20160128000099780 on 01/28/2016.

Supplement to Supplemental Declaration of Covenants, Conditions & Restrictions for The Trails at Craig Ranch Community Association, Inc., Recorded in the Property Records of Collin County, Texas as Document #20200115000066950 on 01/15/2020.

Supplement to Supplemental Declaration of Covenants, Conditions & Restrictions for Watters Branch at Craig Ranch Community Association, Inc., Recorded in the Property Records of Collin County, Texas as Document #20170720000957210 on 07/27/2017.

Declaration of Annexation Liberty Hill (Watters Branch) at Craig Ranch Community Association, Inc., Recorded in the Property Records of Collin County, Texas as Document #20181016001288290 on 10/16/2018.

Supplemental Declaration of Covenants, Conditions & Restrictions for Inspiration at Craig Ranch, Recorded in the Property Records of Collin County Texas as Document # 2023000103710 on 09/08/2023.

5. Craig Ranch Community Association, 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 \$375.00, Lot Purchase by Builder \$50.00
 - Transfer Fee: \$250.00
 - Foreclosure Transfer Fee: \$300.00
 - Enhancement Fee: 0.25% of the first \$300,000 of sales price, 0.5% of any \$ over \$300,000 (All sales)
 - Chateau Service Area: Reserve Contribution: \$1036.00 = 2 months of assessment (owner to owner)
 - Estates Service Area: Reserve Contribution: \$344.00 for Estates Section and \$416.00 for Villas section = 2 months of assessments (owner to owner)
 - The Grove Service Area: Working Capital: \$210.00 = 4 months of assessment (owner to owner)
 - Hemingway Service Area: Reserve Contribution: \$766.00 = 2 months of assessments (owner to owner)
 - North Service Area: Reserve Contribution: \$220.00 = 6 months of assessments (owner to owner)
 - Settlement Townhomes Service Area: Reserve Contribution: \$760.00 = 2 months of assessment (owner to owner)
 - Southern Hills Service Area: Working Capital: \$275.00 (builder to owner), Working Capital: \$290.00 = 4 months of assessments (owner to owner)
 - Spicewood Service Area: Working Capital: \$158.34 = 2 months of assessments (owner to owner)
 - The Trails Service Area: Reserve Contribution: \$126.00 (builder to builder), Reserve Contribution: \$126.00 = 2 months of assessments (owner to owner)
 - Watters Branch Service Area: Working Capital: \$336.67 (builder to owner), Working Capital: \$336.67 = 4 months of assessments (owner to owner; Watters section only/Liberty Hill doesn't pay)
 - Inspiration Service Area: Working Capital: \$275 (Builder to Owners); Working Capital: \$193.34 = 2 months of assessments (Owner to Owner)

IN WITNESS WHEREOF, this Management Certificate is hereby executed by its duly authorized agent on this 11th day of December, 2024.

CRAIG RANCH COMMUNITY ASSOCIATION.

By: CMA, its Manager

By:

Kayn Bradley

ACKNOWLEDGMENT

STATE OF TEXAS

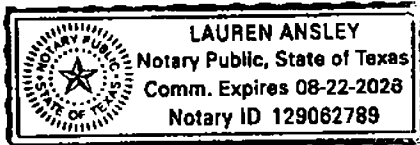
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COUNTY OF COLLIN

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This instrument was acknowledged before me on the 11th day of December, 2024,
by Kayn Bradley of CMA, Manager for Craig Ranch Community Association, 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: 2024000156874

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: December 18, 2024 01:14 PM

Number of Pages: 7

" Examined and Charged as Follows: "

Total Recording: \$45.00

***** 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: 2024000156874
Receipt Number: 20241218000375
Recorded Date/Time: December 18, 2024 01:14 PM
User: Amanda J
Station: Station 6

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