

# MANAGEMENT CERTIFICATE FOR LAKESIDE ON PRESTON

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 Lakeside on Preston Master Association, Inc.

1. The name of the subdivision is Lakeside on Preston.
2. The name of the association is Lakeside on Preston Master Association, Inc.
3. The recording data for the subdivisions follows:

Subdivision

Recording Data

Lakeside on Preston Phase 3A	Final Plat filed in Volume H, Page 315-316 on 4/23/1992.
Lakeside on Preston Phase 4A	Final Plat filed in Volume H, Pages 333-334 on 5/18/1992.
Privately Owned Open Space for Lakeside on Preston Phase 2	Final Plat filed in Volume H, Pages 685-687 on 6/4/1993.
Privately Owned Open Space for Lakeside on Preston Phase 2	Replat filed in Volume H, Pages 739-740 on 8/11/1993.
Lakeside on Preston Phase 4B	Final Plat filed in Volume I, Page 83 on 12/15/1993.
Lakeside on Preston Phase 1A	Final Plat filed in Volume I, Pages 333-334 on 9/13/1994.
Lakeside on Preston Phase 1B	Final Plat filed in Volume I, Page 643 on 7/6/1995.
Lakeside on Preston Phase 4C	Final Plat filed in Volume I, Pages 672-673 on 7/31/1995.
Lakeside on Preston Phase 3B	Final Plat filed in Volume I, Page 670 on 7/31/1995.
Lakeside on Preston Grace Outreach Center	Final Plat filed in Volume J, Page 322 on 8/9/1996.
Lakeside on Preston Phase 1C	Final Plat filed in Volume J, Page 738-739 on 5/28/1997.
Lakeside on Preston Phase 5A	Final Plat filed in Volume J, Pages 736-737 on 5/28/1997.
Lakeside on Preston Phase 5A	Amended Plat filed in Volume K, Page 339 on 5/20/1998.
Lakeside on Preston Phase 5B	Final Plat filed in Volume L, Pages 329-330 on 8/26/1999.
Lakeside Market Phase 1	Final Plat filed in Volume L, Pages 585-588 on 12/9/1999.
Echelon at Lakeside Addition	Final Plat filed in Volume 4985, Pages 937-946 on 8/20/2001.

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

Instrument and Recording Data

Corrected First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Lakeside on Preston Master Association, Inc., Recorded in the Property Records of Collin County, Texas as Document # 2004-0083401 on 6/7/2004.

5. Lakeside on Preston Master 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](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
  - Transfer Fee: \$250
  - Foreclosure Transfer Fee: \$300

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

LAKESIDE ON PRESTON MASTER ASSOCIATION, INC.

By: CMA, its Manager

By: Kaelyn Bradley

**ACKNOWLEDGMENT**

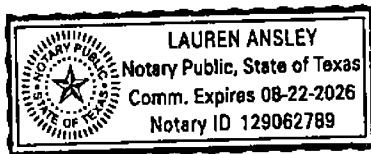
STATE OF TEXAS §

§

COUNTY OF COLLIN §

This instrument was acknowledged before me on the 26<sup>th</sup> day of December, 2024,  
by Kaelyn Bradley of CMA, Manager for Lakeside on Preston Master 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:** 2024000161370

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: December 30, 2024 01:34 PM

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: 2024000161370  
Receipt Number: 20241230000361  
Recorded Date/Time: December 30, 2024 01:34 PM  
User: Michelle W  
Station: Workstation cck025

**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

