Denton County
Juli Luke
County Clerk

Instrument Number: 137012

ERecordings-RP

CERTIFICATE

Recorded On: December 18, 2024 11:23 AM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: $37.00

********** **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:	137012
Receipt Number:	20241218000224
Recorded Date/Time:	December 18, 2024 11:23 AM
User:	Emily L
Station:	Station 44

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
LONE STAR RANCH

STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF DENTON §

Pursuant to the provisions of Section 209.004 of the Texas Property Code, the undersigned property owners' association hereby records this Management Certificate for Lone Star Ranch.

1. The name of the subdivision is Lone Star Ranch.

2. The name of the association is The Homeowners Association of Lone Star Ranch, Inc. (dba) Lone Star Ranch Homeowners Association.

3. The recording data for the subdivisions follows:

Subdivision	Recording Data
Lake Hill Village Phase 1	Final Plat filed in Cabinet T, Page 250-251 on 5/14/2001
Lake Hill Village Phase 2	Final Plat filed in Cabinet U, Page 726-727 on 11/13/2002
Quail Meadow Village Phase 1	Final Plat filed in Cabinet T, Page 242-243 on 5/14/2001
Quail Meadow Village Phase 2	Final Plat filed in Cabinet V, Page 244-245 on 9/10/2003
Saddlebrook Village Phase 1	Final Plat filed in Cabinet T, Page 248-249 on 5/14/2001
Saddlebrook Village Phase 2	Final Plat filed in Cabinet U, Page 731-732 on 11/14/2002
Stone Creek Village Phase 1	Final Plat filed in Cabinet T, Page 244-245 on 5/14/2001
Stone Creek Village Phase 2	Final Plat filed in Cabinet X, Page 325-326 on 9/21/2006
Lakeside at Lone Star Ranch	Final Plat filed in Cabinet V, Page 562-563 on 3/12/2004
Austin Ridge Ranch Phase 1	Final Plat filed as Document #2009-112 on 5/28/2009
Highland Ridge Phase 1	Final Plat filed as Document#2012-96 on 4/27/2012
Highland Ridge Phase II	Final Plat filed as Document #2012-13 on 1/11/2013

4. The recording data for the Declaration(s) follows:
Instrument and Recording Data

Declaration of Covenants, Conditions and Restrictions for The Homeowners Association of Lone Star Ranch, Inc., Recorded in the Property Records of Denton County, Texas as Document #2005-61496 on 06/25/2001.

First Amendment to the Declaration of Covenants, Conditions and Restrictions for Lone Star Ranch Residential Properties Recorded in the Property Records of Denton County, Texas as Document #2005-48887 on 04/27/2005.

Second Amendment to the Declaration of Covenants, Conditions and Restrictions for The Homeowners Association of Lone Star Ranch, Inc., Recorded in the Property Records of Denton County, Texas as Document #2006-119349 on 09/27/2006.

Third Amendment to the Declaration of Covenants, Conditions and Restrictions for The Homeowners Association of Lone Star Ranch, Inc., Recorded in the Property Records of Denton County, Texas as Document #2009-1304 on 1/6/2009

Fourth Amendment to the Declaration of Covenants, Conditions and Restrictions for The Homeowners Association of Lone Star Ranch, Inc., Recorded in the Property Records of Denton County, Texas as Document #2009-10248 on 1/29/2009

Fifth Amendment to the Declaration of Covenants, Conditions and Restrictions for The Homeowners Association of Lone Star Ranch, Inc., Recorded in the Property Records of Denton County, Texas as Document #2009-10249 on 1/29/2009

Sixth Amendment to the Declaration of Covenants, Conditions and Restrictions for The Homeowners Association of Lone Star Ranch, Inc., Recorded in the Property Records of Denton County, Texas as Document #2011-15043 on 2/16/2011

Seventh Amendment to the Declaration of Covenants, Conditions and Restrictions for The Homeowners Association of Lone Star Ranch, Inc., Recorded in the Property Records of Denton County, Texas as Document #2011-15044 on 2/16/2011

Eighth Amendment to the Declaration of Covenants, Conditions and Restrictions for The Homeowners Association of Lone Star Ranch, Inc., Recorded in the Property Records of Denton County, Texas as Document #2011-15045 on 2/16/2011

Ninth Amendment to the Declaration of Covenants, Conditions and Restrictions for The Homeowners Association of Lone Star Ranch, Inc., Recorded in the Property Records of Denton County, Texas as Document #2011-48879 on 5/31/2011

Tenth Amendment to the Declaration of Covenants, Conditions and Restrictions for The Homeowners Association of Lone Star Ranch, Inc. Recorded in the Property Records of Denton County, Texas as Document # 2015-30743 on 03/27/2015.

Supplemental Declaration of Covenants, Conditions and Restrictions for Lone Star Ranch Residential Properties [Saddle Brook Village], Recorded in the Property Records of Denton County, Texas as Document #2001-R0063870 on 06/28/2001.

Tenth Amendment to the Declaration of Covenants, Conditions and Restrictions for Lone Star Ranch Residential Properties, Recorded in the Property Records of Denton County, Texas as Document # 224148 on 12/10/2021.

5. Lone Star Ranch Homeowners 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, Lot Purchase by Builder $50
   - Working Capital: $237.00 = 1/6 of yearly assessment (new sales & resales)
   - Transfer Fee: $250
   - Foreclosure Transfer Fee: $300

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

THE HOMEOWNERS ASSOCIATION OF LONE STAR RANCH, INC.
(dba) LONE STAR RANCH HOMEOWNERS ASSOCIATION

By: CMA, its Manager

By: Kaeyn Bradley

ACKNOWLEDGMENT

STATE OF TEXAS §
§
COUNTY OF COLLIN §

This instrument was acknowledged before me on the 11th day of December, 2024, by Kaeyn Bradley of CMA, Manager for The Homeowners Association of Lone Star Ranch, 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

LAUREN ANSLEY
Notary Public, State of Texas
Comm. Expires 08-22-2026
Notary ID 128062789