

**MORGAN CROSSING
OWNERS ASSOCIATION
MANAGEMENT CERTIFICATE**

As Required by Section 209.004, Texas Property Code

NOTICE IS HEREBY GIVEN that the below property is controlled by a mandatory homeowner's association.

- 1. NAME OF PROPERTY OWNERS ASSOCIATION:** Morgan Crossing Owners Association
- 2. NAME OF SUBDIVISION:** Morgan Crossing
- 3. RECORDING DATA FOR SUBDIVISION:** Morgan Crossing is an addition to the City of Allen, Collin County, Texas. The initial plat of each of the first four phases of the subdivision are recorded in the Plat Records of Collin County, Texas, as follows:
Final Plat, Morgan Crossing, **Phase One**, recorded on October 27, 2006, as Document No. 20061027010004680, in Cabinet 2006, Slide 715.
Final Plat, Morgan Crossing, **Phase Two**, recorded on October 27, 2006, as Document No. 20061027010004690, in Cabinet 2006, Slide 717.
Final Plat, Morgan Crossing, **Phase 3**, recorded on December 8, 2009, as Document No. 20091208010002990, in Cabinet 2009, Slide 438.
Final Plat, Morgan Crossing, **Phase 4**, recorded on July 10, 2014, as Document No. 20140710010002060, in Cabinet 2014, Slide 326.
- 4. RECORDING DATA FOR DECLARATION & AMENDMENTS THERETO:** Lots in Morgan Crossing are subject to the Declaration of Covenants, Conditions & Restrictions for Morgan Crossing, recorded on October 2, 2006, as Document No. 20061002001409060, Real Property Records, Collin County, Texas, as amended or supplemented from time to time, such as (without limitation) the following instruments recorded in the Real Property Records of Collin County, Texas (in chronological order):
 - Amendment of Annexation of Third Phase of Morgan Crossing, recorded on April 27, 2007, as Document No. 20070427000565540.
 - Build-Out Amendment, recorded on February 22, 2012, as Document No. 20120222000200280.
 - Amended Notice of HOA Sale Fees, recorded on December 19, 2013, as Document No. 20131219001661720.
 - Supplemental Declaration of Annexation for Fourth Phase of Morgan Crossing, recorded on July 9, 2014, as Document No. 20140709000709120.

5. ASSOCIATION NAME AND MAILING ADDRESS:

Morgan Crossing
c/o Assured Association Management, Inc.
2500 Legacy Drive, Suite 220
Frisco, Texas 75034

6. ASSOCIATION'S MANAGING AGENT:

Margie Maxwell
c/o Assured Association Management, Inc. Phone: 469-480-8000
2500 Legacy Drive, Suite 220 Fax: 469-480-8080
Frisco, Texas 75034 Email: Info@assuredmanagement.com
www.assuredmanagement.com

7. WEBSITE ON WHICH DEDICATORY INSTRUMENTS ARE AVAILABLE:

www.morgancrossingownersassoc.com

8. FEES CHARGED RELATING TO PROPERTY TRANSFER:

Resale Certificate: \$375.00
Resale Update Fee: \$ 75.00
Transfer Fee: \$150.00
Rush Fees: \$ 50.00 - \$100.00

A reserve fund contribution equal to half the annual assessment is due on all sales. CC&R's Appendix D Notice of HOA Sales Fees.

Merchant services fees for optional credit card payments will also be charged.

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SIGNATURE PAGE

DATE: August 15, 2021

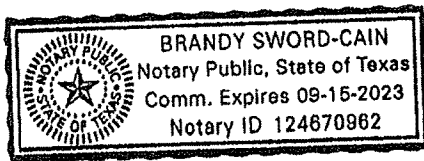
MORGAN CROSSING OWNERS ASSOCIATION
a Texas Nonprofit Corporation

By: Margie Maxwell
Margie Maxwell, Managing Agent

ACKNOWLEDGEMENT

THE STATE OF TEXAS §
 §
COUNTY OF COLLIN §

This instrument was acknowledged before me on the 27 day of August, 2021, by Margie Maxwell, Managing Agent of Morgan Crossing Owners Association, a Texas nonprofit corporation, on behalf of said corporation.



Brandy Sword-Cain
NOTARY PUBLIC, STATE OF TEXAS

AFTER RECORDING PLEASE RETURN TO:

Assured Association Management, Inc.
2500 Legacy Drive, Suite 220
Frisco, Texas 75034

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Filed and Recorded
Official Public Records
Stacey Kemp, County Clerk
Collin County, TEXAS
08/30/2021 04:48:45 PM
\$38.00 DKITZMILLER
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Stacey Kemp