

**STACY CROSSING TOWNHOMES RESIDENTIAL COMMUNITY, INC. MANAGEMENT CERTIFICATE**

This Property Owners' Association Management Certificate is being recorded by **Stacy Crossing Townhomes Residential Community, Inc** (the "Association") in compliance with the terms of Chapter 209 of the Texas Property Code and supersedes any prior management certificate filed by the Association. The Association submits the following additional information:

**Name of the Subdivision:** Stacy Crossing

**Name of the Association:** Stacy Crossing Townhomes Residential Community, Inc

**Recording Data for Association and Restrictions:**

Community	County	Doc Type	Date Recorded	Instrument No.
Stacy Crossing	Collin	Certificate of Amendment to Certificate of Formation	14-Aug-18	201808140010157-30
		First Amended Assessment Collection Policy	14-Aug-24	2024000099846
		1 <sup>st</sup> Amendment to Declaration of CC&Rs	06-Jul-18	201807060008464-40
		Correction to 1 <sup>st</sup> Amendment to Declaration of CC&Rs	13-Jul-18	201807130008736-30
		Declaration of CC&Rs	16-Mar-23	2023000027494
		Community Manual	16-Mar-23	2023000027521
		Map Records	04-Mar-16	20160304010000920

**Name and Mailing Address of the Association**

Stacy Crossing Townhomes Residential Community, Inc  
c/o Principal Management Group of North Texas  
801 E Campbell Road Ste 620  
Richardson, Texas 75081

**Name, Mailing Address, Telephone Number, and E-mail Address of Person Managing the Association or its Designated Representative**

Principal Management Group of North Texas  
801 E Campbell Road Ste 620  
Richardson, Texas 75081  
214-368-4030  
NTXcustomer@associa.us

**Website Address of the Association**

[www.townsq.io](http://www.townsq.io)

**Property Transfer Fee(s) Charged by the Association:**

New account setup fee establishing new owner's account in the association's records: \$95  
Resale Certificate: \$375

Resale Certificate Update: \$95  
Transfer Fee: \$340  
Working Capital: 2x Monthly Assessments  
Legacy Account Closure Fee: \$220  
Refinance Statement of Account: \$75  
Expedite Fee for Resale Certificate prior to 10 business day delivery obligation: \$175 for 1 day expedite  
\$125 for 3 day expedite

Executed on this the 2<sup>nd</sup> day of April, 2025

Stacy Crossing Townhomes Residential Community, Inc.,  
acting by and through its managing agent, Principal  
Management Group of North Texas

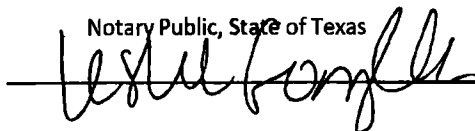


Mark Southall, Branch President

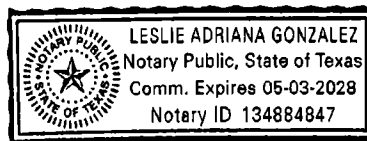
STATE OF TEXAS                   §  
   §  
COUNTY OF COLLIN           §

This instrument was acknowledged before me on the 2<sup>nd</sup> day of April, 2025 by Mark Southall, Branch President with Principal Management Group of North Texas, the managing agent for Stacy Crossing Townhomes Residential Community, Inc., a Texas nonprofit corporation, on behalf of such corporation.

Notary Public, State of Texas



When recorded return to:  
Principal Management Group of North Texas  
801 E Campbell Road Ste 620  
Richardson, Texas 75081



**Collin County**  
**Honorable Stacey Kemp**  
**Collin County Clerk**

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**Instrument Number:** 2025000042515

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: April 10, 2025 08:03 AM

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: 2025000042515  
Receipt Number: 20250409000728  
Recorded Date/Time: April 10, 2025 08:03 AM  
User: Devon O  
Station: CCK107

**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