

**CONDOMINIUM ASSOCIATION  
MANAGEMENT CERTIFICATE**  
*for*  
**ADRIATICA VILLAGE CENTER CONDOMINIUMS ASSOCIATION, INC.**

STATE OF TEXAS           §  
  §  
COUNTY OF COLLIN       §

The undersigned, being the Managing Agent of Adriatica Village Center Condominiums Association, Inc., a non-profit corporation ("Association") organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 82.116 of the Texas Property Code, which supersedes any Management Certificate previously filed by the Association:

1.    Name of Condominium: The name of the Condominium is Adriatica Village Center Condominiums.
2.    Name of Association: The name of the Association is Adriatica Village Center Condominiums Association, Inc.
3.    Location of the Condominium: The Condominium is located in Collin County, Texas.
4.    Recording Data for the Declaration:
  - a.    Condominium Declaration for Adriatica Village Center Condominiums, recorded on June 25, 2015, and filed as Document No. 20150625000766310, Official Public Records of Real Property of Collin County, Texas;
  - b.    First Amendment to Condominium Declaration for Adriatica Village Center Condominiums, recorded on February 9, 2016, and filed as Document No. 20160209000154340, Official Public Records of Real Property of Collin County, Texas;
  - c.    Second Amendment to Condominium Declaration for Adriatica Village Center Condominiums, recorded on April 21, 2016, and filed as Document No. 0160421000483230, Official Public Records of Real Property of Collin County, Texas;
  - d.    Amended and Restated Second Amendment to Condominium Declaration for Adriatica Village Center Condominiums, recorded on April 26, 2016, and filed as Document No. 20160426000501850, Official Public Records of Real Property of Collin County, Texas;

- e. Third Amendment to Condominium Declaration for Adriatica Village Center Condominiums, recorded on July 12, 2022, and filed as Document No. 2022000108485, Official Public Records of Real Property of Collin County, Texas; and
  - f. Fourth Amendment to Condominium Declaration for Adriatica Village Center Condominiums, recorded on July 18, 2023, and filed as Document No. 2023000080525, Official Public Records of Real Property of Collin County, Texas.
5. Name and mailing address of the Association: The name and mailing address of the Association is Adriatica Village Center Condominiums Association, Inc. c/o Greenhouse Management Association, LLC, 6841 Virginia Parkway, Suite 103-305, McKinney, TX 75071.
  6. The Contact Information for the Association's Designated Representative: The contact information for the designated representative of the Association is:  
  
Greenhouse Management Association, LLC  
6841 Virginia Parkway, Suite 103-305  
McKinney, TX 75071  
Phone: (469) 215-5321  
Email: [Customercare@greenhousemgt.com](mailto:Customercare@greenhousemgt.com)
  7. The Association's Dedicatory Instruments are Available to Members Online at: [www.Greenhousemgt.com](http://www.Greenhousemgt.com).
  8. The Amount and Description of the Fees and Other Charges by the Association in Connection with a Property Transfer:

Description	Fee
Resale Certificate*	\$375.00
Transfer Fee	\$120.00
Rush Fee to Expedite a Resale	\$100.00
Working Capital Contribution	Two (2) months' assessments

\*Resale Certificates may be requested by submitting an online request at [www.Greenhousemgt.com](http://www.Greenhousemgt.com) or by emailing [Customercare@greenhousemgt.com](mailto:Customercare@greenhousemgt.com).

**ACKNOWLEDGEMENT**

The foregoing is a true and correct copy of the Management Certificate for the association identified above.

**ADRIATICA VILLAGE CENTER CONDOMINIUMS  
ASSOCIATION, INC., a Texas nonprofit corporation**

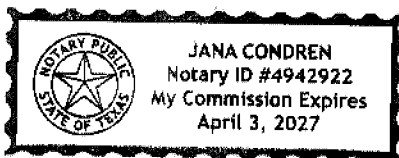
By: **GREENHOUSE MANAGEMENT ASSOCIATION, LLC,**  
its Managing Agent

By: *Al Perry*  
Al Perry, Owner

\*This Management Certificate does not purport to identify every publicly recorded document affecting the Condominium, or to report every piece of information pertinent to the Condominium. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the Condominium and to contact the Association. This Management Certificate should not be relied upon for any purpose other than to provide instruction for identifying and contacting the Association.

STATE OF TEXAS           §  
   §  
COUNTY OF COLLIN   §

BEFORE ME, the undersigned notary public, on this 1st day of February, 2024, personally appeared Al Perry, as Owner of Greenhouse Management Association, LLC, Managing Agent for Adriatica Village Center Condominiums Association, Inc., a Texas nonprofit corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and in the capacity therein expressed.



*Jana Condren*  
Notary Public in and for the State of Texas

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

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**Instrument Number:** 2024000013780

eRecording - Real Property

CERTIFICATE

Recorded On: February 06, 2024 03:24 PM

Number of Pages: 4

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**" Examined and Charged as Follows: "**

Total Recording: \$33.00

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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: 2024000013780  
Receipt Number: 20240206000436  
Recorded Date/Time: February 06, 2024 03:24 PM  
User: Kim D  
Station: Workstation cck024

**Record and Return To:**

Simplifile



**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