

EMERALD VISTA HOMEOWNERS ASSOCIATION INC MANAGEMENT CERTIFICATE

This Property Owners' Association Management Certificate is being recorded by **EMERALD VISTA HOMEOWNERS ASSOCIATION** (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: Emerald Vista

Name of the Association: Emerald Vista Homeowners Association

Recording Data for Association:

The Subdivision is recorded according to the Map and Plat Records in Collin County, Texas, as follows.

- (a) Plat recorded with Collin County records under film code No. 20210423010001460

Recording Data for Restrictions:

The Declarations for the Association are recorded in the Real Property Records of Collin County, Texas, as follows:

- (a) Declaration of Covenants, Conditions and Restrictions for Emerald Vista Homeowners Association filed for record as Document number 20210504000904510
- (b) Notice of Amendment to the Filing of Dedicatory Instruments for Emerald Vista Homeowners Association filed for record as Document number 20211027002185370

Name and Mailing Address of the Association

Emerald Vista Homeowners Association
c/o Principal Management Group of North Texas
801 E. Campbell Road Ste 620
Richardson, TX 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, TX 75081
214-368-4030
NTXcustomercare@associa.us

Website Address of the Association

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: \$45

Resale Certificate: \$375

Resale Certificate Update: \$75

Legacy Account Closure Fee: \$220

Refinance Statement of Account: \$75

Expediate Fee for Resale Certificate prior to 10 business day delivery obligation: \$175 for 1-day expediate

\$120 for 3-day expediate

Executed on this the 31 day of May 2022

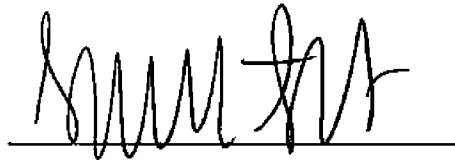
Emerald Vista Homeowners Association, acting by and through its managing agent, Principal Management Group of North Texas



Mark Southall, Branch President

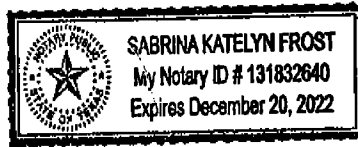
STATE OF TEXAS §
 §
COUNTY OF COLLIN §

This instrument was acknowledged before me on the 31 day of May 2022 by Mark Southall, Branch President with Principal Management Group of North Texas, the managing agent for Emerald Vista Homeowners Association, 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, TX 75081



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

Instrument Number: 2022000101951

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: June 29, 2022 02:45 PM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$30.00

******* 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: 2022000101951
Receipt Number: 20220629000523
Recorded Date/Time: June 29, 2022 02:45 PM
User: Olivia C
Station: Station 5

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