

  
MARY LOUISE NICHOLSON  
COUNTY CLERK

## Villages of Eagle Mountain Owners Association MANAGEMENT CERTIFICATE

This Property Owners' Association Management Certificate is being recorded by **Villages of Eagle Mountain Owners 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:** Villages of Eagle Mountain

**Name of the Association:** Villages of Eagle Mountain Owners Association

**Recording Data for Association:**

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

- (a) A Final Plat of lots 1-7 & 1X, Block 1; Lots 16-30, Block 2; Lots 1-80, & 1X – 5X, Block 3; [Lots] 1-24, Block 4; Lots 1-24, Block 5; Lots 6-9, Block 6 & Lot 1X, Block 8, Villages of Eagle Mountain, recorded Real Property Records, Tarrant County, Texas, under file No. D 216223437.
- (b) A correction Plat of lots 8-38, Block 1; Lots 1-15, Block 2; Lots 1-5 & 10-18, Block 6; Lots 1-18, Block 7; Lots 4-7, 13-21, Block 9; Lots 1-29 & 1X, Block 10; Lots 1-20, Block 11; & Lots 1-9, Block 12, Villages of Eagle Mountain, recorded Real Property Records, Tarrant County, Texas, under file No. D 217135464.
- (c) A Final Plat of lots 2X, Block 8; Lots 30-35, 36X, 37-45, 46X, 47-50, 51X, 52-59, 60X, 61-82, Block 10; Lots 10-18, Block 12; Lots 1-30, Block 13; [Lots] 1-7, 8X, 9-17 Block 14; Lots 1-18, Block 15; & Lot 1-18, Block 16, Villages of Eagle Mountain, recorded Real Property Records, Tarrant County, Texas, under file No. D 217261990.

**Recording Data for Restrictions:**

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

- (a) Notice of Filing Dedicatory Instruments for Village of Eagle Mountain Owners Association Rental Policy, for record as Instrument number D221089741
- (b) Articles of Villages of Eagle Mountain Owners Association filed for record as Instrument number D217066846
- (c) Covenant Enforcement and Fine Policy filed for record as Instrument number D221287438
- (d) Governance Policy Book for Villages of Eagle Mountain Owners Association filed for record as Instrument number D217051694
- (e) Religious Displays Policy filed for record as Instrument number D221244711
- (f) Security Measures Policy filed for record as Instrument number D221244712
- (g) Swimming Pool Enclosures Policy filed for record as Instrument number D221244713
- (h) Collection Policy filed for record as Instrument number D221244716
- (i) Architectural Review Committee Policy filed for record as Instrument number D221244707
- (j) Contract for Services Bidding & RFP Policy filed for record as Instrument number D221244715
- (k) Supplemental Declaration of Annexation for Phase III of Villages of eagle Mountain filed for record as Instrument number D217220061
- (l) Supplemental Declaration of Annexation for Villages of Eagle Mountain- South filed for record as Instrument number D218023766
- (m) Bylaws of Villages of Eagle Mountain Owners Association for record as Instrument number D217051690
- (n) Declaration of Covenants, Conditions, & Restrictions filed for record as Instrument number D217051660
- (o) Owner's Manual of Rules & Regs for Villages of Eagle Mountain filed for record as Instrument number D217051669
- (p) Correction Amendment Owners Manuel of Rules & Regs for Villages of Eagle Mountain filed for record as Instrument number D219209239

**Name and Mailing Address of the Association**

Villages of Eagle Mountain Owners 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**

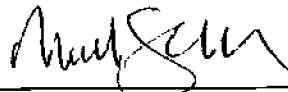
www.townsq.io

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

New account setup fee establishing new owner's account in the association's records: \$95  
 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 20 day of February 2023

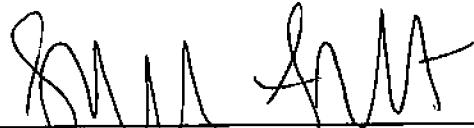
Villages of Eagle Mountain Owners Association, acting by and  
 through its managing agent, Principal Management Group of  
 North Texas



Mark Southall, Branch President

STATE OF TEXAS           §  
                                      §  
 COUNTY OF TARRANT   §

This instrument was acknowledged before me on the 20 day of February 2023 by Mark Southall, Branch President with Principal Management Group of North Texas, the managing agent for Villages of Eagle Mountain Owners Association, a Texas nonprofit corporation, on behalf of such corporation.

  
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Notary Public, State of Texas

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

