

## **ESTATES OF COLE MANOR HOMEOWNERS ASSOCIATION MANAGEMENT CERTIFICATE**

This Property Owners' Association Management Certificate is being recorded by Estates of Cole Manor Homeowners Association 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:** Estates of Cole Manor

**Name of the Association:** Estates of Cole Manor Homeowners Association

**Recording Data for Association:**

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

- (a) Plat recorded with Ellis County records under Instrument No. 1825662

**Recording Data for Restrictions:**

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

- (a) Declaration of Covenants, Conditions and Restrictions for Estates of Cole Manor Homeowners Association filed for record as Instrument No 1831520

**Name and Mailing Address of the Association**

Estates of Cole Manor 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  
NTXcustomer@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

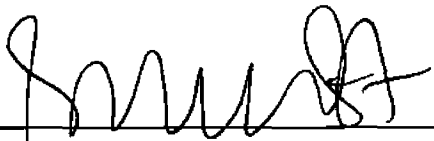
Executed on this the 27 day of October 2022

Estates of Cole Manor Homeowners Association, acting by and through its managing agent, Principal Management Group of North Texas

  
\_\_\_\_\_  
Mark Southall, Branch President

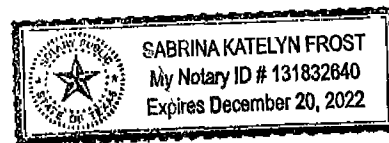
STATE OF TEXAS       §  
                                  §  
COUNTY OF ELLIS   §

This instrument was acknowledged before me on the 27 day of October 2022 by Mark Southall, Branch President with Principal Management Group of North Texas, the managing agent for Estates of Cole Manor Homeowners 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 TX  
801 E. Campbell Road Ste 620  
Richardson, TX 75081



FILED FOR RECORD - ELLIS COUNTY, TEXAS  
INST NO. 2241765 on November 1, 2022 at 12:34 PM

STATE OF TEXAS       COUNTY OF ELLIS  
I hereby certify this instrument was filed on the date and time stamped hereon and was duly recorded in the records of Ellis County, Texas as stamped hereon.  
COUNTY CLERK, ELLIS COUNTY, TEXAS



