

TUSCANY MEADOWS HOMEOWNERS' ASSOCIATION, INC. MANAGEMENT CERTIFICATE

This Property Owners' Association Management Certificate is being recorded by Tuscany Meadows 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: Tuscany Meadows Homeowners' Association, INC

Name of the Association: Tuscany Meadows Homeowners' Association, INC

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 Clerk records filed under Document number 2001-0098103, Vol. 4977, Page 2373

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, & Restrictions filed for record as Document number 20040123000105900
- (b) Alternative Payment Schedule Guidelines for Certain Assessments filed for record as Document number 2011-125317
- (c) Collection Policy filed for record as Document number 2011-125316
- (d) Policy for Priority of Payments filed for record as Document number 2011-125320
- (e) Policy for Records Production and Copying filed for record as Document number 2011-125319
- (f) Policy for Document Retention filed for record as Document number 2011-125318
- (g) Collection, Fine, and Payment Application Policy filed for record as Document number 20070816001142410
- (h) Declaration of Covenants, Conditions, & Restrictions filed for record as Document number 2004-0010590

Name and Mailing Address of the Association

Tuscany Meadows Homeowners' Association, INC
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

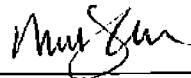
Legacy Account Closure Fee: \$220

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 1 day of February 2023

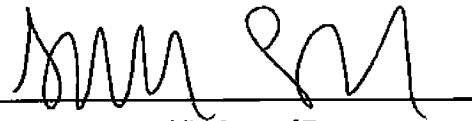
Tuscany Meadows Homeowners' Association, INC, acting by and
through its managing agent, Principal Management Group of
North Texas



Mark Southall, Branch President

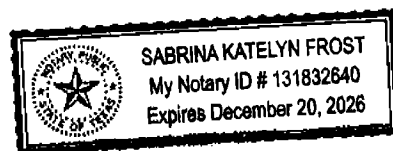
STATE OF TEXAS §
 §
COUNTY OF COLLIN §

This instrument was acknowledged before me on the 1 day of February 2023 by Mark Southall, Branch President
with Principal Management Group of North Texas, the managing agent for Tuscany Meadows Homeowners' Association,
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, TX 75081



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

Instrument Number: 2023000016426

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: February 20, 2023 02:52 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: 2023000016426
Receipt Number: 20230220000224
Recorded Date/Time: February 20, 2023 02:52 PM
User: Amanda S
Station: Station 6

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