

**Denton County
Juli Luke
County Clerk**

Instrument Number: 37247

ERecordings-RP

CERTIFICATE

Recorded On: April 10, 2025 08:07 AM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$37.00

******* 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: 37247
Receipt Number: 20250409000762
Recorded Date/Time: April 10, 2025 08:07 AM
User: Jennifer K
Station: Station 38

Record and Return To:

Corporation Service Company



STATE OF TEXAS
COUNTY OF DENTON

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 Records of Denton County, Texas.

Juli Luke
County Clerk
Denton County, TX

NEWMAN VILLAGE HOMEOWNERS ASSOCIATION, INC. MANAGEMENT CERTIFICATE

This Property Owners' Association Management Certificate is being recorded by **Newman Village 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: Newman Village

Name of the Association: Newman Village Homeowners Association, Inc.

Recording Data for Association and Restrictions:

Community	County	Doc Type	Date Recorded	Instrument No.
Newman Village	Denton	1 st Amendment to 5 th Supplement to 1 st Amended and Restated Declaration of CC&Rs	01-Dec-21	2021-218728
		5 th Supplement to the Dedicatory Instruments Certificate	19-Jul-16	2016-86355
		1 st Amendment to the 1 st Supplement and 10 th Supplement to the Dedicatory Instrument Certificate	27-Feb-24	2024-19493
		11 th Amendment to the 1 st Amended and Restated Declaration of CC&Rs	14-Dec-23	2023-132063
		6 th Supplement to the Dedicatory Instrument Certificate	17-Jul-17	2017-85946
		1 st Amendment to 1 st Supplement to the Dedicatory Instrument Certificate	17-Jul-17	2017-85967
		7 th Supplement to the Dedicatory Instrument Certificate	26-Jul-23	2023-79125
		Collection Policy	12-Apr-18	2018-41211
		9 th Supplement to the Dedicatory Instrument Certificate	26-Feb-21	2021-33409
		Covenant Enforcement Policy & Fining Schedule	23-Feb-24	2024-18289
		12 th Supplement to the Dedicatory Instrument Certificate	29-Oct-24	2024-117430
		8 th Supplement to the Dedicatory Instrument Certificate	14-Aug-23	2023-86467

		13 th Supplement to the Dedicatory Instrument Certificate	15-Nov-24	2024-124190
		1 st Amendment to the 8 th Supplement to the Dedicatory Instrument Certificate	19-Eug-24	2024-88660
		5 th Supplement to 1 st Amended and Restated Declaration of CC&Rs	09-Nov-18	2018-132514
		10 th Amendment to 1 st Amended and Restated Declaration of CC&Rs	26-Feb-21	2021-33438
		6 th Supplement to the Dedicatory Instrument Certificate	26-Feb-21	2021-33695
		7 th Supplement to the Dedicatory Instrument Certificate	24-May-18	2018-59035
		8 th Supplement to the Dedicatory Instrument Certificate	06-Jul-18	2018-78782
		2 nd Amendment to 1 st Supplement to the Dedicatory Instrument Certificate	20-Oct-17	2017-130101

Name and Mailing Address of the Association

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

Website Address of the Association

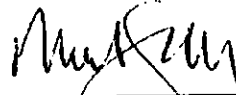
www.townsq.io

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
Transfer Fee: \$100
Working Capital: \$ 3496
Resale Certificate Update: \$95
Legacy Account Closure Fee: \$220
Refinance Statement of Account: \$75
Expedite Fee for Resale Certificate prior to 10 business day delivery obligation: \$175 for 1 day expedite
\$125 for 3 day expedite

Executed on this the 2nd day of April, 2025

Newman Village Homeowners Association, Inc., acting by and through its managing agent, Principal Management Group of North Texas

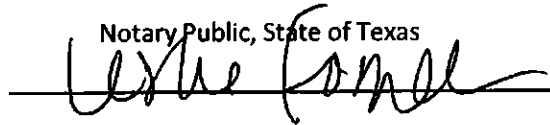


Mark Southall, Branch President

STATE OF TEXAS §
 §
COUNTY OF DENTON §

This instrument was acknowledged before me on the 2nd day of April, 2025 by Mark Southall, Branch President with Principal Management Group of North Texas, the managing agent for Newman Village 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, Texas 75081

