

Denton County
Juli Luke
County Clerk

Instrument Number: 118247

ERecordings-RP

NOTICE

Recorded On: October 21, 2025 09:40 AM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$33.00

***** 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: 118247
Receipt Number: 20251021000117
Recorded Date/Time: October 21, 2025 09:40 AM
User: Jessica S
Station: Station 9

Record and Return To:

Simplifile



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

PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
for
STONEBROOK AT TEEL HOMEOWNERS' ASSOCIATION, INC.

STATE OF TEXAS §
 §
COUNTY OF DENTON §

The undersigned, being the Managing Agent of Stonebrook at Teel Homeowners' Association, Inc., a nonprofit corporation ("Association") organized and existing under the laws of the State of Texas, submits the following information pursuant to and in accordance with Section 209.004 of the Texas Property Code, which supersedes any Management Certificates previously filed by the Association:

1. Name of Subdivision: The name of the Subdivision is Stonebrook Crossing Addition.
2. Name of Association: The name of the Association is Stonebrook at Teel Homeowners' Association, Inc.
3. Recording Data for the Subdivision:

Final Plat - Stonebrook Crossing recorded on May 1, 2013, as Document No. 2013-126, of the Official Public Records of Denton County, Texas.

4. Recording Data for the Declaration:

Declaration of Covenants, Condition and Restrictions for The Stonebrook Crossing Addition recorded on July 9, 2013, as Document No. 2013-84188, in the Official Public Records of Real Property of Denton County, Texas.

5. Name and mailing address of the Association: The name and mailing address of the Association is Stonebrook at Teel Homeowners' Association, Inc., c/o Greenhouse Management Association, LLC, 6841 Virginia Parkway, Suite 103-305, McKinney, TX 75071.
6. The Contact Information for the Association's Designated Representative: The contact information for the designated representative of the Association is:

Greenhouse Management Association, LLC
6841 Virginia Parkway, Suite 103-305
McKinney, TX 75071
Phone: (469) 215-5321
Email: Customercare@greenhousemgt.com

7. The Association's Dedicatory Instruments are Available to Members Online at: www.Greenhousemgt.com.

8. The Amount and Description of the Fees and Other Charges by the Association in Connection with a Property Transfer:

Description	Fee
Resale Certificate*	\$375.00
Resale Certificate Update	\$75.00
Transfer Fee	\$120.00
Rush Fee to Expedite a Resale	\$100.00
Capital Reserve/Improvement Contribution	\$250.00

*Resale Certificates may be requested by submitting an online request at www.Greenhousemgt.com or by emailing Customercare@greenhousemgt.com.

ACKNOWLEDGEMENT

The foregoing is a true and correct copy of the Management Certificate for the Association identified above.

STONEBROOK AT TEEL HOMEOWNERS' ASSOCIATION, INC.
a Texas nonprofit corporation

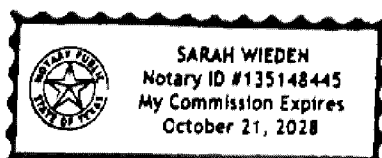
By: GREENHOUSE MANAGEMENT ASSOCIATION, LLC,
its Managing Agent

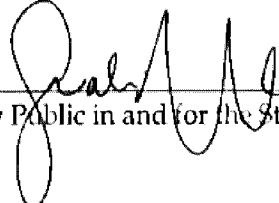
By: 
Al Perry, Owner

*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. This Management Certificate should not be relied upon for any purpose other than to provide instruction for identifying and contacting the Association.

STATE OF TEXAS §
 §
COUNTY OF COLLIN §

BEFORE ME, the undersigned notary public, on this 20th day of October, 2025, personally appeared Al Perry, as Owner of Greenhouse Management Association, LLC, Managing Agent for Stonebrook at Teel Homeowners' Association, Inc., a Texas nonprofit corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and in the capacity therein expressed.




Notary Public in and for the State of Texas