

**PROPERTY MANAGEMENT CERTIFICATE
FOR
WESTGATE STATION TOWNHOMES HOMEOWNERS ASSOCIATION, INC.**

STATE OF TEXAS §
 § **KNOW ALL PERSONS BY THESE PRESENTS:**
COUNTY OF COLLIN §

Pursuant to the provisions of Section 209.004 of the Texas Property Code, the undersigned property owners' association hereby records this Management Certificate for Westgate Station Townhome Homeowners Association, Inc. This instrument corrects, amends, restates, and entirely replaces all management certificates for this subdivision that were previously recorded in the Real Property Records of Collin County, Texas.

1. The name of the community is Westgate Station Townhomes
2. The name of the association is Westgate Station Townhome Homeowners Association, Inc.
3. The location of the community is Westgate Way and Fleming Street, Wylie, TX 75098
4. The recording data for the Declaration is as follows:

Instrument

Declaration of Covenants, Conditions and Restrictions Westgate Station Townhome Homeowners Association, Inc.

Recording Data

Collin County Clerk, June 16, 2017, Instrument# 20170616000787780

5. The name and mailing address of the association:

 Westgate Station Townhome Homeowners Association, Inc.
 c/o Advanced Association Management, Inc.
 18208 Preston Road
 Suite D-9349
 Dallas, TX 75252
6. The name, mailing address, telephone number, and e-mail address of the person managing the association or the association's designated representative is as follows:

Michele Hernandez
c/o Advanced Association Management, Inc.
Attn: AAM Accounting
18208 Preston Rd. Suite D-9349
Dallas, TX 75252
972-248-2238
michele@advancedassociationmgmt.com

7. The website address of any Internet website on which the association's dedicatory instruments are available in accordance with Section 207.006 is:

<https://advancedam.vmscientonline.com>

8. The amount and description of a fee or fees charged by the association relating to a property transfer in the subdivision is as follows:

Resale Certificate Fee:	\$350.00
Expedited Fee-Delivery within 48 Hours	\$500.00
Rush Fee-Delivery within 72 Hours	\$450.00
Transfer Fee	\$250.00

9. Other information the association considers appropriate:

<https://advancedassociationmgmt.condocerts.com/resale/>

IN WITNESS WHEREOF, this Property Management Certificate is hereby executed by its duly authorized agent on this 18th day of November, 2022.

Westgate Station Townhome Homeowners Association, Inc., a Texas non-profit corporation

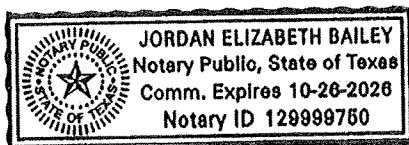
By: *Michele Hernandez*

Its: Duly Authorized Agent

ACKNOWLEDGMENT

STATE OF TEXAS §
 §
 COUNTY OF COLLIN §

This instrument was acknowledged before me on the 18th day of November, 2022, by *Michele Hernandez*, of Westgate Station Townhome Homeowners Association, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.



Jordan Bailey
 Notary Public in and for the State of Texas

My Commission Expires: 10/26/2026

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

Instrument Number: 2023000001714

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: January 06, 2023 09:57 AM

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: 2023000001714
Receipt Number: 20230106000126
Recorded Date/Time: January 06, 2023 09:57 AM
User: Amanda S
Station: Station 6

Record and Return To:

Simplifile



**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