

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE**
for
TERRACES OF ROCKWALL HOMEOWNERS ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
COUNTY OF ROCKWALL §

The undersigned, being the Managing Agent for Terraces of Rockwall Homeowners Association, Inc., a non-profit corporation ("Association") organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code which supersedes any prior Management Certificate filed by the Association:

1. Name of Subdivision: The name of the subdivision is Terraces of Rockwall.
2. Name of Association: The name of the Association is Terraces of Rockwall Homeowners Association, Inc.
3. Recording Data for the Subdivision:
 - a. 94.133 acres of land as described by metes and bounds on Exhibit "A" attached to the "Declaration of Covenants, Conditions and Restrictions for Terraces of Rockwall" recorded in the Official Public Records of Real Property of Rockwall County, Texas under Clerk's File No. 20240000003193 (which said Exhibit "A" is incorporated herein by reference).
4. Recording Data for the Declaration:*
 - a. Documents:
 - (1) Declaration of Covenants, Conditions and Restrictions for Terraces of Rockwall.
 - b. Recording Information:
 - (1) Rockwall County Clerk's File No. 20240000003193.
5. Name and Mailing Address of the Association: The name and mailing address of the Association is Terraces of Rockwall Homeowners Association, Inc. c/o Villa Manna Association Management, LLC, 106 N. Denton Tap Road #210-375, Coppell, Texas 75019.

6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: Katie Kim, Property Manager, Villa Manna Association Management, LLC. Address: 106 N. Denton Tap Road #210-375, Coppell, Texas 75019. Phone No.: 817.918.9470. Email Address: info@vmanna.com.
7. The Association's Dedicatory Instruments are Available to Members Online at: <https://tiny.cc/TerracesHOA>.
8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

Description	Fee
Resale Certificate	\$ 375.00
Rush Fee for Resale Certificate	1-2 Business Days \$135.00; 3-4 Business Days \$110.00; 5 Business Days \$85.00
Updated Resale Certificate/Payoff Statement of Account	1-14 Business Days No Charge; 15-45 Business Days \$35.00; 46-90 Business Days \$60.00
Payoff Statement of Account	\$ 135.00
Transfer Fee	\$ 200.00
Capital Reserve/Improvement Contribution [Declaration Article 6, Section 6.5(h)]	Upon any sale or transfer of record title to a lot by an Owner other than Declarant or a Builder, a contribution of \$500.00 shall be made by the purchasing or acquiring Owner.
Move-In Fee [Declaration Article 6, Section 6.5(i)]	Upon any sale or transfer of record title to lot by a Builder, a move-in fee of \$500.00 shall be made by the purchasing or acquiring Owner.

Executed on this 11th day of September, 2024.

**TERRACES OF ROCKWALL HOMEOWNERS
ASSOCIATION, INC.**

By: Villa Manna Association Management, LLC,
Managing Agent

Katherine O. Kim

Katie Kim, Property Manager

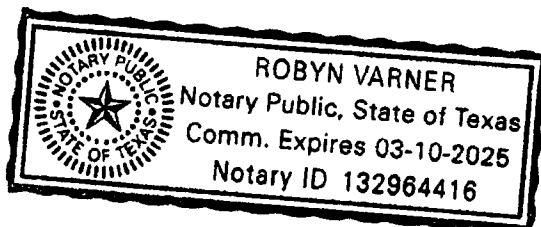
*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the Subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §

BEFORE ME, the undersigned notary public, on this 11th day of September, 2024 personally appeared Katie Kim, Property Manager for Villa Manna Association Management, LLC, Managing Agent for Terraces of Rockwall Homeowners Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and in the capacity therein expressed.

[Signature]

Notary Public in and for the State of Texas



Electronically Filed and Recorded
Official Public Records
Jennifer Fogg, County Clerk
Rockwall County, Texas
09/20/2024 01:32:15 PM
Fee: 33.00
Doc #: 20240000016390



[Signature]