

**PROPERTY OWNERS ASSOCIATION
MANAGEMENT CERTIFICATE
FOR
STINSON HIGHLANDS**

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

Pursuant to the provisions of Section 209.004 of the Texas Property Code, the undersigned property owners' association hereby records this Property Owners Association Management Certificate for **Stinson Highlands Owners Association, Inc.**

1. The name of the subdivision is Stinson Highlands.
2. The name of the association is Stinson Highlands Owners Association.
3. The recording data for the subdivision is as follows:

<u>Subdivision</u>	<u>Recording Data</u>
Stinson Highlands Ph.1	Document No. 20120613010001440 in Cabinet 2013, Page 210, recorded June 13, 2012, in the Real Property Records, Collin County, Texas.
Stinson Highlands Ph.2	Document No. 20130701010002040, recorded July 1, 2013, in the Real Property Records, Collin County, Texas.
Stinson Highlands Ph.3	Document No. 20170331010001620, recorded March 31, 2017, in the Real Property Records, Collin County, Texas.

4. The recording data for the declaration and any amendments to the declaration is as follows:

Declaration of Covenants, Conditions and Restrictions for Stinson Highlands Owners' Association, recorded October 19, 2012, as Document No. 20121019001331840 of the Real Property Records of Collin County, Texas.

First Supplement to the Declaration recorded on February 19, 2020, as Document No. 20200219000230670 of the Real Property Records of Collin County, Texas.

Appendix "C" Correction Amendment to the Declaration of Covenants, Conditions and Restrictions for Stinson Highlands, recorded on March 30, 2015, as Document No. 20150330000349530 of the Real Property Records of Collin County, Texas.

2013 New Home Sales Amendment to the Declaration of Covenants, Conditions and Restrictions for Stinson Highlands, recorded on June 19, 2013, as Document No.20130619000854970 of the Real Property Records of Collin County, Texas.

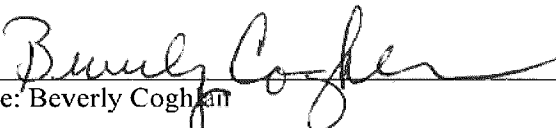
Maximum Lots Amendment to the Declaration of Covenants, Conditions and Restrictions for Stinson Highlands, recorded on July 9, 2015, as Document No. 20150709000844040 of the Real Property Records of Collin County, Texas.

5. The name and mailing address of the association:
- Stinson Highlands Owners Ass
c/o Neighborhood Management, Inc.
1024 S. Greenville Ave, Suite 230
Allen, TX 75002
6. The name, mailing address, telephone number, and email address of the association's designated representative is as follows:
- Beverly Coghlan
Neighborhood Management, Inc.
1024 S. Greenville, Suite 230
Allen, Texas 75002
Telephone: 972-359-1548 Email: managementcertificate@nmitx.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://neighborhoodmanagement.com>.
8. Property Transfer /Resale Fees:
- | | |
|---------------------------------|----------------------------|
| Resale Certificate: | \$375.00 |
| Resale Certificate Update: | \$75.00 |
| Transfer Fee: | \$250.00 |
| Optional Inspection Fee: | \$150.00 |
| Initiation Fee from Developer/: | \$500.00 |
| Builder to Homeowner | |
| Reserve Fee: | Half of yearly assessment. |
9. Resale Certificates. Resale Certificates may be requested via the Neighborhood Management, Inc. office located at 1024 S. Greenville Avenue, Suite 230, Allen, Texas 75002, telephone number (972) 359-1548.

IN WITNESS WHEREOF, this Property Owners Association Management Certificate is hereby executed by its duly authorized agent on this 3 day of June, 2024

STINSON HIGHLANDS OWNERS ASSOCIATION,
a Texas nonprofit corporation

By: Neighborhood Management Inc., Its Manager

By: 
Name: Beverly Coghlan

ACKNOWLEDGMENT

STATE OF TEXAS §

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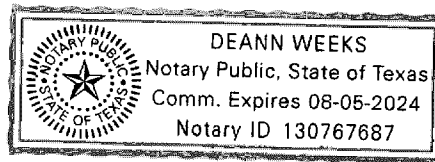
COUNTY OF COLLIN §

This instrument was acknowledged before me on the 3rd day of June, 2024, by Beverly Coghlan, Agent for Stinson Highlands Owners Association, a Texas nonprofit corporation, on behalf of said nonprofit corporation.

Deann Weeks

Notary Public Signature, State of Texas

My Commission Expires: 8.5.2024



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

Instrument Number: 2024000066877

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: June 04, 2024 08:24 AM

Number of Pages: 4

" 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: 2024000066877
Receipt Number: 20240603000924
Recorded Date/Time: June 04, 2024 08:24 AM
User: Devon O
Station: Station 4

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