

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

**PROPERTY OWNERS ASSOCIATION
MANAGEMENT CERTIFICATE
FOR
VILLAS AT LAS COLINAS HOMEOWNERS ASSOCIATION, INC.**

This PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE (this "Certificate") is made on behalf of Villas At Las Colinas Homeowners Association, Inc., a Texas non-profit corporation ("the Association").

WITNESSETH:

WHEREAS, Meritage Homes of Texas, LLC, a Texas limited liability company, as Declarant, previously executed that certain Declaration of Covenants, Conditions and Restrictions for Villas at Las Colinas, and filed it under Instrument No. 201700100809 in the Official Public Records of Dallas County, Texas (the "Declaration"), which Declaration, as supplemented or amended, is incorporated herein for all purposes.

WHEREAS, the Association has caused this Certificate to be prepared and filed in accordance with the provisions of Texas Residential Property Owners Protection Act as provided in Section 209.004 of the Texas Property Code.

NOW, THEREFORE, the undersigned hereby certifies that as follows on behalf of the Association:

1. Name of the Subdivision: The name of the Subdivision subject to the Declaration is Fortune Villas.
2. Name and Mailing Address of the Association: Villas at Las Colinas Homeowners Association, Inc., c/o Neighborhood Management, Inc., 1024 S. Greenville Ave., Suite 230, Allen, TX 75002.
3. Recording Data for the Subdivision: The recording data for the subdivision is recorded under Instrument No. 201700060818 in the Official Map/Plat Records of Dallas County, Texas.
4. Recording Data for the Declaration. The recording data for the Declaration is recorded under Instrument No. 201700100809, along with any additional amendments thereof or supplements thereto recorded in the Official Public Records of Dallas County, Texas.
5. Name and Contact Information for the Managing Agent of the Association:
 Neighborhood Management, Inc.
 Beverly Coghlan
 1024 S. Greenville Ave, Suite 230

Allen, TX 75002

Phone: 972-359-1548

Email Address: managementcertificate@nmitx.com

6. Website: The Association's website may be found at <https://neighborhoodmanagement.com>
7. Property Transfer /Resale Fees:

Resale Certificate:	\$375.00
Resale Certificate Update:	\$75.00
Transfer Fee:	\$250.00
Optional Inspection Fee:	\$150.00
Working Capital:	\$250.00.
8. 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, the undersigned has caused this Certificate to be executed on behalf of the Association in accordance with Section 209.004 of the Texas Property Code, which supersedes any Management Certificates previously filed

VILLAS AT LAS COLINAS HOMEOWNERS ASSOCIATION, INC.
a Texas nonprofit corporation

By: Neighborhood Management Inc. Its Manager

By: 

Name: Beverly Coghlan

STATE OF TEXAS

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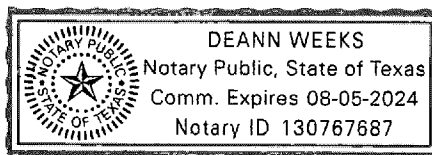
COUNTY OF COLLIN

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This instrument was acknowledged before me on the 5 day of March, 2024, by Beverly Coghlan, Agent for the Association of Villas At las Colinas HOMEOWNERS ASSOCIATION, INC., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

Deann Weeks

Notary Public Signature, State of Texas



**Dallas County
John F. Warren
Dallas County Clerk**

Instrument Number: 202400044458

eRecording - Real Property

Recorded On: March 05, 2024 02:10 PM

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: 202400044458
Receipt Number: 20240305000477
Recorded Date/Time: March 05, 2024 02:10 PM
User: Lynn G
Station: Cc147

Record and Return To:

Simplifile



**STATE OF TEXAS
COUNTY OF DALLAS**

**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 Dallas County, Texas.**

John F. Warren
Dallas County Clerk
Dallas County, TX