

EMERALD HEIGHTS HOMEOWNERS ASSOCIATION INC MANAGEMENT CERTIFICATE

This Property Owners' Association Management Certificate is being recorded by Emerald Heights Homeowner Association Inc (the "Association") in compliance with the terms of Chapter 209 of the Texas Property Code and supersedes any prior management certificate filed by the Association. The Association submits the following additional information:

Name of the Subdivision: Emerald Heights

Name of the Association: Emerald Heights Homeowners Association Inc

Recording Data for Association:

The Subdivision is recorded according to the Map and Plat Records in Collin County, Texas, as follows:

- (a) Plat recorded with Collin County filed for record as Document number 20180419000463350

Recording Data for Restrictions:

The Declarations for the Association are recorded in the Real Property Records of Collin County, Texas, as follows:

- (a) Declaration of Covenants, Conditions and Restrictions filed for record as Document number 20180419000463350
- (b) Bylaws filed for record as Document number 20180419000463350
- (c) Notice of Filing of Dedicatory Instrument filed for record as Document number 20180725000924650
- (d) Collection Policy filed for record as Document number 2023000076555
- (e) Assessment Collection Policy filed for record under Document number 2023000096136

Name and Mailing Address of the Association

Emerald Heights Homeowners Association Inc
c/o Principal Management Group of North Texas
801 E. Campbell Road Ste 620
Richardson, TX 75081

Name, Mailing Address, Telephone Number, and E-mail Address of Person Managing the Association or its Designated Representative

Principal Management Group of North Texas
801 E. Campbell Road Ste 620
Richardson, TX 75081
214-368-4030
NTXcustomercare@associa.us

Website Address of the Association

www.townsq.io

Property Transfer Fee(s) Charged by the Association:

New account setup fee establishing new owner's account in the association's records: \$95
Resale Certificate: \$375
Resale Certificate Update: \$75
Legacy Account Closure Fee: \$220
Refinance Statement of Account: \$75
Expediate Fee for Resale Certificate prior to 10 business day delivery obligation: \$175 for 1-day expediate
\$120 for 3-day expediate

Executed on this the 24 day of January 2024

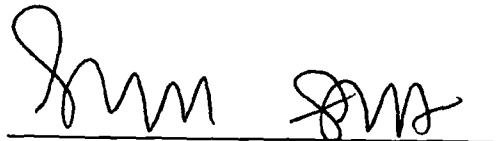
Emerald Heights Homeowners Association Inc, acting by and through its managing agent, Principal Management Group of North Texas



Mark Southall, Branch President

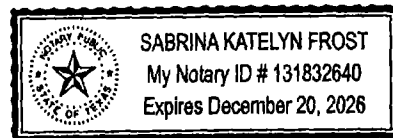
STATE OF TEXAS §
 §
COUNTY OF COLLIN §

This instrument was acknowledged before me on the 24 day of January 2024 by Mark Southall, Branch President with Principal Management Group of North Texas, the managing agent for Emerald Heights Homeowners Association Inc, a Texas nonprofit corporation, on behalf of such corporation.



Notary Public, State of Texas

When recorded return to:
Principal Management Group of North Texas
801 E. Campbell Road Ste 620
Richardson, TX 75081



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

Instrument Number: 2024000020190

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: February 23, 2024 08:32 AM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$29.00

***** 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: 2024000020190
Receipt Number: 20240222000678
Recorded Date/Time: February 23, 2024 08:32 AM
User: Suzanne S
Station: Station 9

Record and Return To:

CSC



**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