

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE**
for
THE VILLAGES AT CHARLESTON HOMEOWNERS ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
COUNTY OF ELLIS §

The undersigned, being the Managing Agent for The Villages at Charleston Homeowners Association, Inc. ("**Association**"), a non-profit corporation 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 The Villages at Charleston.
2. Name of Association: The name of the Association is The Villages at Charleston Homeowners Association, Inc.
3. Recording Data for the Subdivision:
 - a. 20.020 acres of land as described by metes and bounds on Exhibit "A" attached to the "Declaration of Covenants, Conditions and Restrictions for The Villages at Charleston" recorded in the Official Public Records of Real Property of Ellis County, Texas under Instrument No. 1736276 (which said Exhibit "A" is incorporated herein by reference).
 - b. The Villages at Charleston, Phase One (1), a subdivision in Ellis County, Texas according to the map or plat thereof recorded in under File No. 1733102 of the Map Records of Ellis County, Texas and all amendments to or replats of said maps or plats, if any.
 - c. The Villages at Charleston, Phase Two (2), a subdivision in Ellis County, Texas according to the map or plat thereof recorded in under File No. 1936690 of the Map Records of Ellis County, Texas and all amendments to or replats of said maps or plats, if any.
 - d. The Villages at Charleston, Phase Three (3), a subdivision in Ellis County, Texas according to the map or plat thereof recorded in under File No. 2032179 of the Map Records of Ellis County, Texas and all amendments to or replats of said maps or plats, if any.

4. Recording Data for the Declaration:*

a. Documents:

- (1) Declaration of Covenants, Conditions and Restrictions for The Villages at Charleston.
- (2) Declaration of Annexation (Subjecting The Villages at Charleston, Phase 2 to the Declaration of Covenants, Conditions and Restrictions for The Villages at Charleston).
- (3) Declaration of Annexation (Subjecting The Villages at Charleston, Phase 3 to the Declaration of Covenants, Conditions and Restrictions for The Villages at Charleston).

b. Recording Information:

- (1) Ellis County Clerk's File No. 1736276.
- (2) Ellis County Clerk's File No. 2001032.
- (3) Ellis County Clerk's File No. 2001033.

5. Name and Mailing Address of the Association: The name and mailing address of the Association is The Villages at Charleston Homeowners Association, Inc. c/o Singer Association Management, Inc., P.O. Box 142033, Irving, Texas 75014-2033.

6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: Singer Association Management, Inc. Conveyance Department. Address: P.O. Box 142033, Irving, Texas 75014-2033. Phone No.: 972.402.8352. Email Address: support@singermanagement.com.

7. The Association's Dedicatory Instruments are Available to Members Online at: www.singermanagement.com.

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 Fee	\$ 375.00
Resale Certificate Update Fee	\$ 75.00
Refinance Fee	\$ 70.00
Singer Transfer Fee	\$ 250.00
Payoff Statement of Account	\$ 70.00

Rush Fee	\$ 55.00 - \$110.00
Capitalization Assessment Fee [Declaration Article IV, Section 4.11]	Any purchaser of a lot other than the Declarant or a Builder (as those terms are defined in the Declaration) shall pay a Capitalization Fee in an amount equal to 6 months of the then annual assessment. The current Capitalization Fee is \$300.00. For future years, the Capitalization Fee amount must be confirmed with the Association.

Executed on this 23 day of November, 2021.

**THE VILLAGES AT CHARLESTON
HOMEOWNERS ASSOCIATION, INC.**

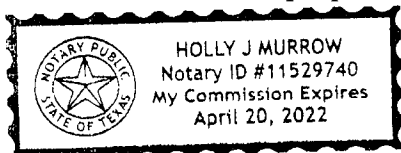
By: Singer Association Management, Inc.,
Managing Agent

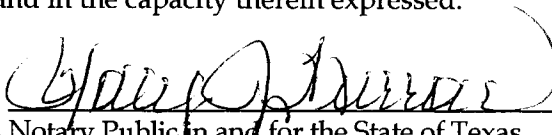

Tia K. Singer, President

*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 23 day of Nov, 2021 personally appeared Tia K. Singer, President of Singer Association Management, Inc., Managing Agent for The Villages at Charleston 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.




Notary Public in and for the State of Texas



Theresa Vandy