

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
for
CITY PARK TOWNHOMES AT STACY, INC.**

STATE OF TEXAS §
 §
COUNTY OF COLLIN §

The undersigned, being the Managing Agent of City Park Townhomes at Stacy, Inc., a nonprofit corporation ("Association") organized and existing under the laws of the State of Texas, submits the following information pursuant to and in accordance with Section 209.004 of the Texas Property Code, which supersedes any Management Certificates previously filed by the Association:

1. Name of Subdivision: The name of the Subdivision is City Park Townhomes at Stacy.
2. Name of Association: The name of the Association is City Park Townhomes at Stacy, Inc.
3. Recording Data for the Subdivision:

Final Plat of City Park Place Addition, recorded as File No. 2025010000334, in the Map Records of the Official Public Records of Collin County, Texas.

4. Recording Data for the Declaration:
 - a. City Park Townhomes Stacy Declaration of Covenants, Condition and Restrictions recorded on October 29, 2024, as Document No. 2024000133747, in the Official Public Records of Real Property of Collin County, Texas; and
 - b. First Amendment to the City Park Townhomes Stacy Declaration of Covenants, Condition and Restrictions recorded on September 11, 2025, as Document No. 2025000116265, in Official Public Records of Real Property of Collin County, Texas.
5. Name and mailing address of the Association: The name and mailing address of the Association is City Park Townhomes at Stacy, Inc., c/o Greenhouse Management Association, LLC, 6841 Virginia Parkway, Suite 103-305, McKinney, TX 75071.
6. The Contact Information for the Association's Designated Representative: The contact information for the designated representative of the Association is:

Greenhouse Management Association, LLC
6841 Virginia Parkway, Suite 103-305
McKinney, TX 75071
Phone: (469) 215-5321
Email: Customercare@greenhousemgt.com

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

8. The Amount and Description of the Fees and Other Charges by the Association in Connection with a Property Transfer:

Description	Fee
Resale Certificate*	\$375.00
Transfer Fee	\$120.00
Rush Fee to Expedite a Resale	\$100.00
Working Capital Assessment	\$1,000.00

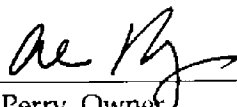
*Resale Certificates may be requested by submitting an online request at www.Greenhousemgt.com or by emailing Customercare@greenhousemgt.com.

ACKNOWLEDGEMENT

The foregoing is a true and correct copy of the Management Certificate for the Association identified above.

CITY PARK TOWNHOMES AT STACY, INC.
a Texas nonprofit corporation

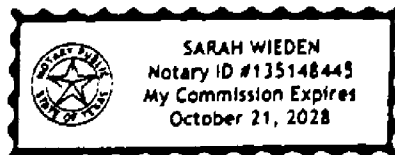
By: **GREENHOUSE MANAGEMENT ASSOCIATION, LLC,**
its Managing Agent

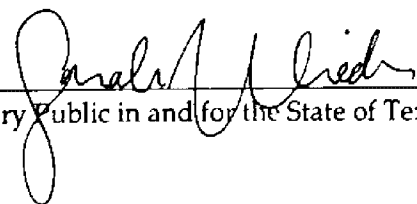
By: 
Al Perry, Owner

*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. This Management Certificate should not be relied upon for any purpose other than to provide instruction for identifying and contacting the Association.

STATE OF TEXAS §
 §
COUNTY OF COLLIN §

BEFORE ME, the undersigned notary public, on this 20th day of October, 2025, personally appeared Al Perry, as Owner of Greenhouse Management Association, LLC, Managing Agent for City Park Townhomes at Stacy, Inc., a Texas nonprofit corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and in the capacity therein expressed.




Notary Public in and for the State of Texas

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

Instrument Number: 2025000135788

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: October 21, 2025 11:05 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: 2025000135788
Receipt Number: 20251021000237
Recorded Date/Time: October 21, 2025 11:05 AM
User: Janice H
Station: Station 3

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

