

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
for
STAGECOACH ESTATES HOA, INC.**

STATE OF TEXAS §
 §
COUNTY OF PARKER §

The undersigned, being the Managing Agent of Stagecoach Estates HOA, Inc., a non-profit corporation ("Association") 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 Stagecoach Estates.
2. Name of Association: The name of the Association is Stagecoach Estates HOA, Inc.
3. Recording Data for the Subdivision:
 - a. Stage Coach Estates Phase I, a subdivision in Parker County, Texas, according to the map or plat thereof, recorded in Cabinet C, Slide 186 of the Plat Records of Parker County, Texas and all amendments to or replats of said maps or plats, if any.
 - b. Stage Coach Estates Phase II, a subdivision in Parker County, Texas, according to the map or plat thereof, recorded in Cabinet C, Slide 187 of the Plat Records of Parker County, Texas and all amendments to or replats of said maps or plats, if any.
 - c. Saddle Ridge Estates, a subdivision in Parker County, Texas, according to the map or plat thereof, recorded under Document No. 00537217 and in Volume 2274, Page 44 of the Plat Records of Parker 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 & Restrictions for Stage Coach Phase I and II and Saddle Ridge.
 - (2) Affidavit of Correction.
 - (3) Amended Declaration of Covenants, Conditions & Restrictions for Stage Coach Phase I and II.
 - b. Recording Information:

- (1) Volume 2376, Page 1164, *et seq.* in the Official Public Records of Real Property of Parker County, Texas.
 - (2) Volume 2407, Page 653, *et seq.* in the Official Public Records of Real Property of Parker County, Texas.
 - (3) Volume 2465, Page 1865, *et seq.* in the Official Public Records of Real Property of Parker County, Texas.
5. Name and Mailing Address of the Association: The name and mailing address of the Association is Stagecoach Estates HOA, Inc. c/o Association and Community Specialists, LLC (ACS), P.O. Box 834, Aledo, Texas 76008.
 6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: Jackie Bainbridge c/o Association and Community Specialists, LLC (ACS). Address: P.O. Box 834, Aledo, Texas 76008. Phone No.: 817.935.9100. Email Address: stagecoachestates@myacspro.com.
 7. The Association's Dedicatory Instruments are Available to Members Online at: www.myacspro.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	\$35.00 (1-14 days); \$50.00 (15-45 days); \$75.00 (46-90 days)
Statement of Account	\$ 152.00
Compliance Inspection Form Fee	\$ 156.00
Administrative Transfer Fee	\$ 200.00
Rush Fee	\$150.00 (1 business day); \$125.00 (3 business days) and \$100.00 (5 business days)
Homewise Third-Party Fee	\$23.00 per item
Working Capital Contribution [Declaration Article 7, Section 7.4.5]	\$ 175.00

EXECUTED on this 1 day of May, 2023.

STAGECOACH ESTATES HOA, INC.

By: Association and Community Specialists, LLC,
Managing Agent

By: Jacqueline Bainbridge

Printed: Jacqueline Bainbridge

Its: CEO ACS

*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 Parker §

BEFORE ME, the undersigned notary public, on this 1 day of May, 2023 personally appeared Jacqueline Bainbridge CEO of Association and Community Specialists, LLC, Managing Agent for Stagecoach Estates HOA, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purpose and in the capacity therein expressed.



Madden Barton
Notary Public in and for the State of Texas

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



Lila Deakle

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Fee: \$34.00

Lila Deakle, County Clerk

Parker County, Texas

MANAGECERT