

AFTER RECORDING RETURN TO:

Vinay Patel
Henry Oddo Austin & Fletcher, P.C.
1717 Main Street
Suite 4600
Dallas, Texas 75201

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE OF
STONEY CREEK GATED COMMUNITY OWNERS ASSOCIATION, INC.**

This MANAGEMENT CERTIFICATE (this "Certificate") is made effective as of November 12, 2024 by the Stoney Creek Gated Community Owners Association, Inc. a Texas non-profit corporation (the "Association").

W I T N E S S E T H

WHEREAS, Douglas Properties/Development, L.P., a Texas Corporation ("Declarant") has previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for Stoney Creek Gated Community, dated December 5, 2006 (the "Declaration") recorded as Document Number 200600469810 in the Real Property Records of Dallas County, Texas which Declaration is incorporated herein for all purposes.

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

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

1. Name of the Subdivision. The name of the Subdivisions which are subject to the Declaration are set forth in Exhibit A attached hereto.
2. Name of the Association. The name of the Association is Stoney Creek Gated Community Owners Association, Inc.
3. Recording Data for the Subdivision. Recording data for the Subdivisions are set forth on Exhibit A attached hereto.

4. Recording Data for the Declaration. The recording data for the Declaration is Document Number 200600469810 in the Official Public Records of Dallas County, Texas. The recording data for amendments to the Declaration is set forth on Exhibit B attached hereto.
5. Mailing Address of the Association and Contact Information for Managing Agent. The current mailing address for the Association is Stoney Creek Gated Community, c/o Insight Association Management, 275 W. Campbell Road, Suite 620, Richardson, TX 75080. The Association's managing agent is Insight Association Management, 275 W. Campbell Road, Suite 620, Richardson, TX 75080, phone number (214) 494-6002, and email address resales@insightam.com.
6. Association Website. The current website for the Association where current versions of the dedicatory instruments are made available is www.stoneycreekgatedhoa.com.
7. Description and Fees Associated to Transfer of Title. The amount and description of fees charged relating to a transfer of title for the Association are set forth in Exhibit C.

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed on behalf of the Association in compliance with Section 209.004 of the Texas Property Code, and serves to take the place of all Management Certificates previously filed by the Association.

ASSOCIATION:

Stoney Creek Gated Community Owners Association,
Inc. a Texas non-profit corporation.

By:


Bruce Crawford, Managing Agent

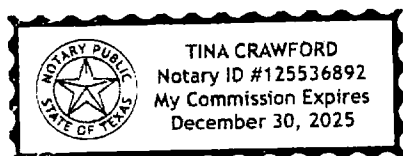
THE STATE OF TEXAS §

§

COUNTY OF DALLAS §

This instrument was acknowledged before me on the 12th day of November 2024, by Bruce Crawford, Insight Association Management, Managing Agent for Stoney Creek Gated Community Owners Association, Inc., a Texas non-profit corporation, on behalf of such corporation.

Notary Public in and for the State of Texas




Notary Public Signature

Exhibit A

[Recording Data for the Subdivision]

Plats of Stoney Creek Gated Community Owners Association
recorded in the Map or Plat Records of Dallas County

- Stoney Creek Phase 4A
Filed in Dallas County, Texas
Document No. 20064441812
- Stoney Creek Phase 4B
Filed in Dallas County, Texas
Document No. 2021-202100188694
- Stoney Creek Phase 4C
Filed in Dallas County, Texas on September 14, 2022
Document No. 2022-202200246368

Exhibit B

[Recording Data for the Declaration]

Amendments to the Declaration for Stoney Creek Gated Community Owners Association
recorded with Dallas County

- a. Declaration recorded under Document No. 200600469810, Official Public Records of Dallas County, Texas.
- b. Master Declaration recorded under Document No. 200600103158, Official Public Records of Dallas County, Texas.
- c. Assignment of Declarant Rights recorded under Document No. 200700448737, Official Public Records of Dallas County, Texas.
- d. Articles of Incorporation recorded under Document No. 20080098305, Official Public Records of Dallas County, Texas.
- e. Amended & Restated Bylaws recorded under Document No. 202400179525, Official Public Records of Dallas County, Texas.
- f. Notice of Filing of Dedicatory Instruments recorded under Document No. 200900220349, Official Public Records of Dallas County, Texas.
- g. Notice of Filing of Dedicatory Instruments recorded under Document No. 200900220345, Official Public Records of Dallas County, Texas.
- h. First Amendment to Bylaws recorded under Document No. 201000161430, Official Public Records of Dallas County, Texas.
- i. First Amendment to Declaration recorded under Document No. 201000161431, Official Public Records of Dallas County, Texas.
- j. First Supplement to Notice of Filing Dedicatory Instruments recorded under Document No. 201100303041, Official Public Records of Dallas County, Texas.
- k. First Amendment to Notice of Filing Dedicatory Instruments recorded under Document No. 201100004862, Official Public Records of Dallas County, Texas.

Exhibit B Continued

[Recording Data for the Declaration]

Amendments to the Declaration for Stoney Creek Gated Community Owners Association
recorded with Dallas County

- l. Second Supplement to Notice of Filing Dedicatory Instruments recorded under Document No. 201300316725, Official Public Records of Dallas County, Texas.
- m. Second Amendment to Declaration recorded under Document No. 202400179452, Official Public Records of Dallas County, Texas.
- n. Third Supplement to Notice of Filing Dedicatory Instruments recorded under Document No. 201400096872, Official Public Records of Dallas County, Texas.
- o. Fourth Supplement to Notice of Filing Dedicatory Instruments recorded under Document No. 201400295320, Official Public Records of Dallas County, Texas.
- p. Policies recorded under Document No. 201500320816, Official Public Records of Dallas County, Texas.
- q. Assignment of Declarant Rights recorded under Document No. 201800048714, Official Public Records of Dallas County, Texas.
- r. First Supplemental Memo of Dedicatory Instruments recorded under Document No. 201800134919, Official Public Records of Dallas County, Texas.
- s. Assignment of Declarant Rights recorded under Document No. 20180048714, Official Public Records of Dallas County, Texas.
- t. Amendment to Declaration recorded under Document No. 201900052194, Official Public Records of Dallas County, Texas.
- u. Annexation of Stoney Cree 4B recorded under Document No. 202100190556, Official Public Records of Dallas County, Texas.

Exhibit C

[Description and Fees Associated to Transfer of Title]

Management Fees

1. Premier Resale Disclosure Bundle (TREC Form, Statement of Account, and Association Documents).....\$450.00
2. Resale Disclosure (TREC Form) and Association Documents.....\$375.00
3. Resale Disclosure Update..... \$75.00
4. Transfer Fee..... \$250.00
5. 5 Day Rush Fee.....\$75.00
6. 3 Day Rush Fee.....\$100.00
7. 1 Day Expedited Rush Fee.....\$200.00
8. Custom Questionnaires.....\$165.00
9. Association Questionnaires.....\$125.00

Association Fees

1. Initiation Assessment.....\$500.00

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

Instrument Number: 202400230791

eRecording - Real Property

Recorded On: November 14, 2024 08:49 AM

Number of Pages: 7

" Examined and Charged as Follows: "

Total Recording: \$45.00

******* 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: 202400230791
Receipt Number: 20241113000974
Recorded Date/Time: November 14, 2024 08:49 AM
User: Roger J
Station: CC150

Record and Return To:

CSC Global



**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