

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE**
for
ELDORADO HEIGHTS SECTION II HOMEOWNERS ASSOCIATION, INC.

STATE OF TEXAS §
 §
COUNTY OF COLLIN §

The undersigned, being the Managing Agent of Eldorado Heights Section II Homeowners Association, Inc., a Texas 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 Eldorado Heights Section II.
2. Name of Association: The name of the Association is Eldorado Heights Section II Homeowners Association, Inc.
3. Plat Recording Data for the Subdivision:
 - a. All property subject to the Second Amendment and Restatement to the Declaration of Covenants, Conditions and Restrictions for Eldorado Heights **Section II**, recorded in Volume 03915, Page 00659 of the Land Records of Collin County, Texas; and
 - b. All lots and tracts of land situated in Eldorado Heights, **Section II, Phase I**, an Addition to the City of McKinney, Collin County, Texas, according to the Plat thereof recorded in Volume J, Page 727 of the Map Records of Collin County, Texas;
 - c. All lots and tracts of land situated in Eldorado Heights, **Section II, Phase II**, an Addition to the City of McKinney, Collin County, Texas, according to the Plat thereof recorded in Volume K, Page 182 of the Map Records of Collin County, Texas;
 - d. All lots and tracts of land situated in Eldorado Heights, **Section II, Phase III**, an Addition to the City of McKinney, Collin County, Texas, according to the Plat thereof recorded in Volume K, Page 387 of the Map Records of Collin County, Texas;
 - e. All lots and tracts of land situated in Eldorado Heights, **Section II, Phase IV**, an Addition to the City of McKinney, Collin County, Texas, according to the Plat thereof recorded in Volume K, Page 389 of the Map Records of Collin County, Texas;

- f. All lots and tracts of land situated in Eldorado Heights, **Section II, Phase IV-A**, an Addition to the City of McKinney, Collin County, Texas, according to the Map thereof recorded in Volume K, Page 385 of the Map Records of Collin County, Texas;
- g. All lots and tracts of land situated in Eldorado Heights, **Section II, Phase IV-B**, an Addition to the City of McKinney, Collin County, Texas, according to the Plat thereof recorded in Volume L, Page 172 of the Map Records of Collin County, Texas;
- h. All lots and tracts of land situated in Eldorado Heights, **Section II, Phase IV-C**, an Addition to the City of McKinney, Collin County, Texas, according to the Plat thereof recorded in Volume L, Page 341 of the Map Records of Collin County, Texas;
- i. All lots and tracts of land situated in Eldorado Heights, **Section II, Phase V**, an Addition to the City of McKinney, Collin County, Texas, according to the Plat thereof recorded in Volume L, Page 178 of the Map Records of Collin County, Texas;
- j. All lots and tracts of land situated in Eldorado Heights, **Section II, Phase VI**, an Addition to the City of McKinney, Collin County, Texas, according to the Plat thereof recorded in Volume K, Page 389 of the Map Records of Collin County, Texas;
- k. All lots and tracts of land situated in Eldorado Heights, **Section II, Phase VII-A**, an Addition to the City of McKinney, Collin County, Texas, according to the Plat thereof recorded in Volume L, Page 176 of the Map Records of Collin County, Texas;
- l. All lots and tracts of land situated in Eldorado Heights, **Section II, Phase VII-B**, an Addition to the City of McKinney, Collin County, Texas, according to the Plat thereof recorded in Volume N, Page 84 of the Map Records of Collin County, Texas;
- m. All lots and tracts of land situated in Eldorado Heights, **Section II, Phase VII-C**, an Addition to the City of McKinney, Collin County, Texas, according to the Plat thereof recorded in Volume N, Page 586 of the Map Records of Collin County, Texas;
- n. All lots and tracts of land situated in Eldorado Heights, **Section II, Phase VIII**, an Addition to the City of McKinney, Collin County, Texas, according to the Plat thereof recorded in Volume K, Page 277 of the Map Records of Collin County, Texas;

- o. All lots and tracts of land situated in Eldorado Heights, **Section II, Phase IX**, an Addition to the City of McKinney, Collin County, Texas, according to the Plat thereof recorded in Volume M, Page 279 of the Map Records of Collin County, Texas;
- p. All lots and tracts of land situated in Eldorado Heights, **Section II, Phase X**, an Addition to the City of McKinney, Collin County, Texas, according to the Plat thereof recorded in Volume M, Page 277 of the Map Records of Collin County, Texas;
- q. All lots and tracts of land situated in Eldorado Heights, **Section II, Phase XI**, an Addition to the City of McKinney, Collin County, Texas, according to the Plat thereof recorded in Volume J, Page 727 of the Map Records of Collin County, Texas; and
- r. All lots and tracts of land situated in Eldorado Heights, **Section II, Phase XII**, an Addition to the City of McKinney, Collin County, Texas, according to the Plat thereof recorded in Volume K, Page 574 of the Map Records of Collin County, Texas;
- s. All property subject to the **Declaration of Annexation of Eldorado Heights Section III with Eldorado Heights Section II**, recorded on October 13, 1998 in the Land Records of Collin County, Texas;
- t. All lots and tracts of land situated in Eldorado Heights, **Section III, Phase I**, an Addition to the City of McKinney, Collin County, Texas, according to the Plat thereof recorded in Volume L, Page 612 of the Map Records of Collin County, Texas;
- u. All lots and tracts of land situation in Eldorado Heights, **Section III, Phase II**, an Addition to the City of McKinney, Collin County, Texas, according to the Map thereof recorded in Volume L, Page 233 of the Map Records of Collin County, Texas;
- v. All lots and tracts of land situated in Eldorado Heights, **Section III, Phase III**, an Addition to the City of McKinney, Collin County, Texas, according to the Plat thereof recorded in Volume N, Page 94 of the Map Records of Collin County, Texas.
- w. All lots and tracts of land situated in Eldorado Heights, **Section III, Phase IV**, an Addition to the City of McKinney, Collin County, Texas, according to the Plat thereof recorded in Volume N, Page 32 of the Map Records of Collin County, Texas;

- x. All lots and tracts of land situated in Eldorado Heights, **Section III, Phase VI**, an Addition to the City of McKinney, Collin County, Texas, according to the Plat thereof recorded in Cabinet L, Slide 733 of the Map Records of Collin County, Texas;

4. Recording Data for the Subdivision:

- a. Certificate and Memorandum of Recording of Association Documents for the Eldorado Heights Section II Homeowners Association, Inc. - **Articles of Incorporation, Bylaws, Waiver of Notice and Special Meeting of the Board of Directors dated December 27, 1999**, recorded as Document 19991230001559130, on December 30, 1999, in the Real Property Records of Collin County, Texas;
- b. Second Supplemental Certificate and Memorandum of Recording of Association Documents for Eldorado Heights Section II Homeowner's Association, Inc. - **Articles of Incorporation** for Eldorado Heights Section II Homeowners Association, Inc., recorded as Document 20090109000023530, on January 9, 2009, in the Real Property Records of Collin County, Texas;
- c. Third Supplemental Certificate and Memorandum of Recording of Association Documents for Eldorado Heights Section II Homeowner's Association, Inc. - **Certificate of Correction to the Articles of Incorporation**, recorded as Document 20090203000104220, on February 3, 2009, in the Real Property Records of Collin County, Texas;
- d. Second Supplemental Certificate and Memorandum of Recording of Association Documents for Eldorado Heights Section II Homeowners Association, Inc.- **First Amendment to the Bylaws** of Eldorado Heights Section II Homeowners Association, Inc., recorded as Document 20060411000482430, on April 11, 2006, in the Real Property Records of Collin County, Texas;
- e. Certificate for Recordation of Dedicatory Instrument of Eldorado Heights Section II Homeowners Association, Inc. - **Second Amendment to the Bylaws** of Eldorado Heights Section II Homeowners Association, Inc., recorded as Document 20150114000042260, on January 14, 2015, in the Real Property Records of Collin County, Texas;
- f. Certificate for Recordation of Dedicatory Instrument of Eldorado Heights Section II Homeowners Association, Inc - **Third Amendment to the Bylaws** of Eldorado Heights Section II Homeowners Association, Inc., recorded as Document 20150811001004910, on August 11, 2015, in the Real Property Records of Collin County, Texas;

5. Recording Data for the Declaration*:

- a. **Declaration of Covenants, Conditions and Restrictions for Eldorado Heights Section II** recorded as Document 97-0000683, on January 3, 1997, in the Real Property Records of Collin County, Texas;
- b. **First Amendment and Restatement to the Declaration of Covenants, Conditions and Restrictions for Eldorado Heights Section II**, recorded as Document 97-0019822, on March 14, 1997, in the Real Property Records of Collin County, Texas;
- c. **Second Amendment and Restatement to the Declaration of Covenants, Conditions and Restrictions for Eldorado Heights Section II**, recorded as Document 97-0039446, on May 20, 1997, in the Real Property Records of Collin County, Texas;
- d. **First Amendment to the Second Amendment and Restatement of the Declaration of Covenants, Conditions and Restrictions for Eldorado Heights Section II**, recorded as Document 2001-0033242, on March 29, 2001, in the Real Property Records of Collin County, Texas;
- e. **Second Amendment to the Second Amendment and Restatement of the Declaration of Covenants, Conditions and Restrictions for Eldorado Heights Section II**, recorded as Document 2001-0086265, on July 17, 2001, in the Real Property Records of Collin County, Texas;

6. Name and mailing address of the Association: The name and mailing address of the Association is Eldorado Heights Section II Homeowners Association, Inc. Address: 6841 Virginia Parkway, Suite 103-105, McKinney, Texas, 75071.
7. The Contact Information for the Association's Managing Agent: The name and contact information for the Managing Agent of the Association is Greenhouse Management Association, LLC Address: 6841 Virginia Parkway, Suite 103-105, McKinney, Texas, 75071 Phone Number (469) 215-5321 Email Address: Customercare@greenhousemgt.com.
8. The Association's Dedicatory Instruments are Available to Members Online at: www.Greenhousemgt.com.
9. The Amount and Description of the Fees and Other Charges by the Association in Connection with a Property Transfer:

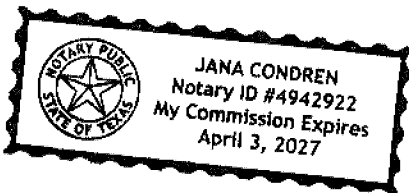
Description	Fee
Resale Certificate	\$375.00
Transfer Fee	\$120.00
Rush Fee	\$100.00
Capital Contribution	\$291.67

10. 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.

ELDORADO HEIGHTS SECTION II HOMEOWNERS
ASSOCIATION, INC.,
a Texas nonprofit corporation



By: Greenhouse Management Association, LLC,
its Managing Agent

By: Al Perry
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

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COUNTY OF Collin

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BEFORE ME, the undersigned notary public, on this 13th day of November, 2023, personally appeared Al Perry, as Owner of Greenhouse Management Association, Inc., Managing Agent for Eldorado Heights Section II Homeowners Association, 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 or she executed the same for the purpose and in the capacity therein expressed.

Jana Condren
Notary Public in and for the State of Texas

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

Instrument Number: 2023000131154

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: November 14, 2023 03:18 PM

Number of Pages: 7

" Examined and Charged as Follows: "

Total Recording: \$46.00

******* 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: 2023000131154
Receipt Number: 20231114000453
Recorded Date/Time: November 14, 2023 03:18 PM
User: Kristen M
Station: Workstation cck036

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

