

GRAN VILLA TOWNHOMES HOMEOWNERS ASSOCIATION, INC. MANAGEMENT CERTIFICATE

This Property Owners' Association Management Certificate is being recorded by **Gran Villa Townhomes Homeowners Association, Inc** (the "Association") in compliance with the terms of Chapter 209 of the Texas Property Code and supersedes any prior management certificate filed by the Association. The Association submits the following additional information:

Name of the Subdivision: Gran Villa

Name of the Association: Gran Villa Townhomes Homeowners Association, Inc

Recording Data for Association and Restrictions:

Community	County	Doc Type	Date Recorded	Instrument No.
Gran Villa	Dallas	Plat	9-Jan-73	197300497114
		Notice of filing Dedicatory Instruments (1 st Amended By-Laws and Payment Plan Policy)	29-Apr-13	201300132217
		Declaration of CC&R	14-Sep-76	197600593916

Name and Mailing Address of the Association

Gran Villa Townhomes Homeowners Association, Inc
c/o Principal Management Group of North Texas
801 E Campbell Road Ste 620
Richardson, Texas 75081

Name, Mailing Address, Telephone Number, and E-mail Address of Person Managing the Association or its Designated Representative

Principal Management Group of North Texas
801 E Campbell Road Ste 620
Richardson, Texas 75081
214-368-4030
NTXcustomercare@associa.us

Website Address of the Association

www.townsq.io

Property Transfer Fee(s) Charged by the Association:

New account setup fee establishing new owner's account in the association's records: \$95

Resale Certificate: \$375

Resale Certificate Update: \$95

Legacy Account Closure Fee: \$220

Refinance Statement of Account: \$75

Expedite Fee for Resale Certificate prior to 10 business day delivery obligation: \$175 for 1 day expedite
\$125 for 3 day expedite

Executed on this the 18th day of June, 2025

Gran Villa Townhomes Homeowners Association, Inc, acting
by and through its managing agent, Principal Management
Group of North Texas

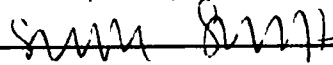


Mark Southall, President

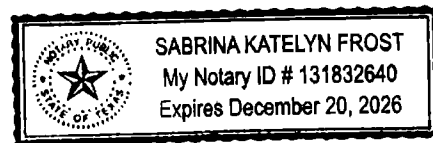
STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 18th day of June, 2025 by Mark Southall, Branch President with Principal Management Group of North Texas, the managing agent for Gran Villa Townhomes Homeowners Association, Inc, a Texas nonprofit corporation, on behalf of such corporation.

Notary Public, State of Texas



When recorded return to:
Principal Management Group of North Texas
801 E Campbell Road Ste 620
Richardson, Texas 75081



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

Instrument Number: 202500142717

eRecording - Real Property

Recorded On: July 09, 2025 03:45 PM

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: 202500142717

Receipt Number: 20250709000431

Recorded Date/Time: July 09, 2025 03:45 PM

User: Pamela G

Station: CC149

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

A handwritten signature in black ink, likely belonging to John F. Warren, the Dallas County Clerk.