


MARY LOUISE NICHOLSON
COUNTY CLERK

**CONDOMINIUM ASSOCIATION MANAGEMENT CERTIFICATE
FOR
VILLAS OF STONE GLEN CONDOMINIUM ASSOCIATION, INC.**

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF TARRANT §

Pursuant to the provisions of Section 82.116 of the Texas Property Code, the undersigned condominium owners association hereby records this Condominium Association Management Certificate for Villas of Stone Glen Condominium Association, Inc. This instrument corrects, amends, restates, and entirely replaces all management certificate for this subdivision that were previously recorded in the Real Property Records of Tarrant County, Texas.

1. The name of the condominium is: Villas of Stone Glen
2. The name of the condominium association: Villas of Stone Glen Condominium Association, Inc.
3. The location of the Condominium is: 301 Tulip Way, Keller, TX 76248
4. The recording data for the subdivision: See **Exhibit A**.
5. The name and mailing address of the Association:

Villas of Stone Glen Condominium Association, Inc.
c/o Neighborhood Management Inc
1024 S Greenville Ave, Suite 230
Allen, TX. 75002

6. The name and contact information for the Managing Agent of the Association:

Neighborhood Management, Inc
Beverly Coghlan
1024 S. Greenville Ave, Suite 230, Allen TX 75002
Phone: 972.359.1548
Email Address: managementcertificate@nmitx.com

7. Website for Dedicatory Instruments: <https://neighborhoodmanagement.com>
8. The amount and description of a fee or fees charged by the Association relating to a property transfer in the subdivision:

Resale Certificate: \$375.00
Transfer Fee: \$250.00
Optional Inspection Fee: \$150.00
COA Fee: \$100.00
Reserve Working Capital: \$1,000.00.

{ACKNOWLEDGEMENT PAGE FOLLOWS}

ACKNOWLEDGEMENT

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

**VILLAS OF STONE GLEN CONDOMINIUM
ASSOCIATION, INC.**

a Texas nonprofit corporation

By: Neighborhood Management Inc., Its Manager

By: Beverly Coghlan

Name: Beverly Coghlan

STATE OF TEXAS

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COUNTY OF COLLIN

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This instrument was acknowledged before me on the 21 day of March, 2024, by Beverly Coghlan, Agent for the Association of VILLAS OF STONE GLEN CONDOMINIUM ASSOCIATION, INC., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

Deann Weeks

Notary Public Signature, State of Texas

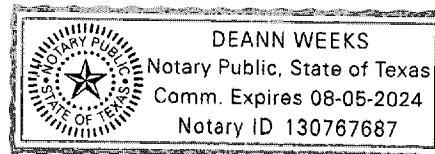


EXHIBIT A

| Document | Recording Information |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|
| Final Plat of Lot 1, Blk A Villas of Stone Glen Jan 17, 2013 | Document No. D213014709 |
| Final Plat of Lot 1, Blk A Villas of Stone Glen Mar. 7, 2013 | Document No. D213058013 |
| Final Plat of Lot 1R, Blk A Villas of Stone Glen (Being a Replat of Lot 1, Blk A Villas of Stone Glen and Lots 6R2, 6R3 & 6R4, Blk B Stone Glen Addition): June 19, 2014 | Document No. D214128739 |
| Final Plat of Lot 1R, Blk A Villas of Stone Glen (Being a Replat of Lot 1 Blk A, Villas of Stone Glen and Lots 6R2, 6R3, 6R4, Blk B Stone Glen Addition) July 24, 2014 | Document No. D214158340 |
| Declaration of Covenants, Conditions and Restrictions for Villas of Stone Glen May 17, 2013 | Document No. D213125247 |
| Condo Info Statement May 17, 2013 | Document No. D213126212 |
| Cert of Formation/Bylaws/Policies/Etc. May 17, 2013 | Document No. D213126214 |
| First Amend to Declaration Oct. 29, 2014 | Document No. D214236854 |
| Amended/Restated Notice of Filing of Dedicatory Inst. Oct 29, 2014 | Document No. D214236856 |
| Assignment of Declarant Rights June 3, 2016 | Document No. D216119634 |
| Resolution Mar. 11, 2016 | Document No. D216050290 |
| Resolution Mar. 11, 2016 | Document No. D216050291 |
| Policies and Guidelines Jan. 3, 2017 | Document No. D217000052 |
| Amendments to Bylaws June 15, 2017 | Document No. D217135979 |