

OWNERS ASSOCIATION CEDARS TOWNHOMES, INC. MANAGEMENT CERTIFICATE

This Property Owners' Association Management Certificate is being recorded by Owners Association Cedars Townhomes, 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: Cedar Townhomes

Name of the Association: Owners Association Cedars Townhomes, Inc.

Recording Data for Association and Restrictions:

Community	County	Doc Type	Date Recorded	Instrument No.
Owners Association Cedars Townhomes, Inc.	Hunt	Fining Policy	20-Sep-2019	2019-13930
		Recording of Dedicatory Instruments (ARA, Display of Certain Religious Items, Fining Policy, Guidelines for Security Measures, Installation of Swimming Pool Enclosures, Architectural Decisions and Exercising The right to Appeal	2-Sep-2021	2021-14816
		Bylaws of Owners Association of Cedars Townhomes, Inc.	11-Feb-2022	2022-03300
		Declaration of Covenants Conditions and Restrictions	04-Sep-2019	2019-12888
		Covenants Compliance Inspection Resolution	22-Aug-2025	2025-15516
		Assessment Collection Policy	22-Aug-2025	2025-15515

Name and Mailing Address of the Association

Owners Association Cedars Townhomes, 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

Working Capital: \$475.00

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 27 day of August, 2025

Owners Association Cedars Townhomes, Inc. acting by and
through its managing agent, Principal Management Group of
North Texas

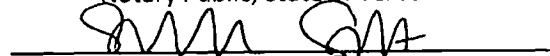


Mark Southall, Branch President

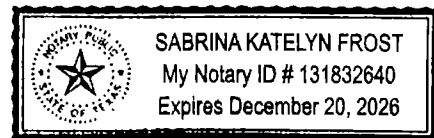
STATE OF TEXAS §
 §
COUNTY OF HUNT §

This instrument was acknowledged before me on the 27 day of August, 2025 by Mark Southall, Branch President with Principal Management Group of North Texas, the managing agent for Owners Association Cedars Townhomes, 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



**THE STATE OF TEXAS
COUNTY OF HUNT**

I hereby certify that this instrument was FILED on the
date and time stamped hereon by me and was duly
RECORDED in the Records of Hunt County, Texas

2025-17291

09/23/2025 08:02:07 AM



A handwritten signature in black ink, reading "Becky Landrum", is written over the seal.

Becky Landrum, County Clerk
Hunt, TX