

**Denton County  
Juli Luke  
County Clerk**

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**Instrument Number:** 35818

ERecordings-RP

CERTIFICATE

Recorded On: April 07, 2025 11:59 AM

Number of Pages: 4

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**" Examined and Charged as Follows: "**

Total Recording: \$37.00

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**\*\*\*\*\* 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: 35818  
Receipt Number: 20250407000329  
Recorded Date/Time: April 07, 2025 11:59 AM  
User: Kraig T  
Station: Station 21

**Record and Return To:**

Corporation Service Company



STATE OF TEXAS  
COUNTY OF DENTON

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 Denton County, Texas.

Juli Luke  
County Clerk  
Denton County, TX

**PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE  
for  
VINTAGE VILLAGE HOA, INC.**

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THE STATE OF TEXAS       §  
  §  
COUNTY OF DENTON       §

The undersigned, being the Managing Agent for Vintage Village HOA, Inc., a non-profit corporation ("Association") organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code which supersedes any prior Management Certificate filed by the Association:

1. Name of Subdivision: The name of the subdivision is Vintage Village.
2. Name of Association: The name of the Association is Vintage Village HOA, Inc.
3. Recording Data for the Subdivision:
  - a. Property described by metes and bounds on Exhibit "A" attached to the "Declaration of Covenants, Conditions and Restrictions for Vintage Village" recorded in the Official Public Records of Real Property of Denton County, Texas under Clerk's File No. 115117 (which said Exhibit "A" is incorporated herein by reference).
  - b. Vintage Village, Phase I, a subdivision in Denton County, Texas according to the map or plat thereof recorded under Clerk's File No. 2022-366 and replatted under Clerk's File No. 2023-69 of the Plat Records of Denton County, Texas and all amendments to or replats of said maps or plats, if any.
4. Recording Data for the Declaration:\*
  - a. Documents:
    - (1) Declaration of Covenants, Conditions and Restrictions for Vintage Village.
  - b. Recording Information:
    - (1) Denton County Clerk's File No. 115117.
5. Name and Mailing Address of the Association: The name and mailing address of the Association is Vintage Village HOA, Inc. c/o Singer Association Management, Inc., P.O. Box 142033, Irving, Texas 75014-2033.

6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: Singer Association Management, Inc. Conveyance Department. Address: P.O. Box 142033, Irving, Texas 75014-2033. Phone No.: 972.402.8352. Email Address: support@singermanagement.com.
7. The Association's Dedicatory Instruments are Available to Members Online at: [www.singermanagement.com](http://www.singermanagement.com).
8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

Description	Fee
Resale Certificate Fee	\$ 375.00
Resale Certificate Update Fee	\$ 75.00
Refinance Fee	\$ 70.00
Singer Transfer Fee	\$ 250.00
Payoff Statement of Account	\$ 70.00
Rush Fee	\$ 55.00 - \$110.00
Acquisition Assessment Fee [Declaration Article X, Section 10.4]	At the time of closing, the new owner (excluding a Builder as that term is defined in the Declaration) shall pay an Acquisition Fee in the amount of 50% of the current annual assessment rate for each Lot required. For 2025 the Acquisition Assessment Fee is in the amount of \$650.00. For future years, the Acquisition Assessment Fee must be verified by the Association.

Executed on this 7<sup>th</sup> day of April, 2025.

**VINTAGE VILLAGE HOA, INC.**

By: Singer Association Management, Inc.,  
Managing Agent

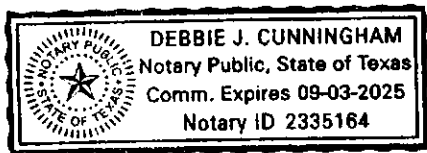


Tia K. Singer, President

\*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. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the Subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

THE STATE OF TEXAS     §  
  §  
COUNTY OF DALLAS     §

BEFORE ME, the undersigned notary public, on this 7<sup>th</sup> day of April, 2025 personally appeared Tia K. Singer, President of Singer Association Management, Inc., Managing Agent for Vintage Village HOA, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and in the capacity therein expressed.



Notary Public in and for the State of Texas