

**MANAGEMENT CERTIFICATE
OF
STONEHAVEN HOMEOWNERS ASSOCIATION, INC.**

The undersigned, being an officer of Stonehaven Homeowners Association, Inc., a Texas nonprofit corporation (the “**Association**”), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Stonehaven.
2. The name of the Association: Stonehaven Homeowners Association, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property situated in Dallas County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Stonehaven, recorded under Document No. 202300210814 in the Official Public Records of Dallas County, Texas, as the same may be amended from time to time (the “**Declaration**”).
4. The recording data for the Declaration and any amendments to the Declaration: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the Association: Stonehaven Homeowners Association, Inc., c/o Neighborhood Management, Inc., 1024 S. Greenville Ave., Suite 230, Allen, Texas 75002.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	Neighborhood Management, Inc.
Mailing Address:	1024 S. Greenville Ave., Suite 230, Allen, TX 75002, Attn.: Jenn Barnes-Callahan
Telephone Number::	(972) 359-1548 x143
Email Address:	<u>managementcertificate@nmitx.com</u>

7. Website to access the Association’s dedicatory instruments:
<https://neighborhoodmanagement.com>
8. Amount and description of fees related to property transfer in the subdivision: The Association fees are in the following amounts:

Working Capital Assessment - \$500.00

Transfer Fee - \$250.00

Resale Certificate Fee - \$375.00

Updated Resale Certificate Fee - \$75.00

Optional Inspection Fee - \$150.00

The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

[SIGNATURE PAGE FOLLOWS]

EXECUTED to be effective on the date this instrument is Recorded.

STONEHAVEN HOMEOWNERS ASSOCIATION, INC.,
a Texas nonprofit corporation

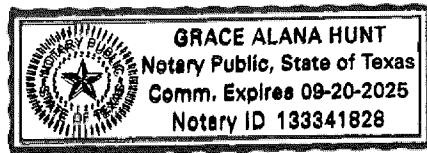
By: Steven M. Cook
Name: Steven M. Cook
Title: President

STATE OF TEXAS §
 §
COUNTY OF Dallas §

This instrument was acknowledged before me on the 5th day of October, 20 , by
Steven Cook, the President of Stonehaven Homeowners
Association, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

(SEAL)

Grace Alana Hunt
Notary Public Signature



AFTER RECORDING RETURN TO:

Robert D. Burton, Esq.
Winstead PC
401 Congress Avenue, Suite 2100
Austin, Texas 78701
Email: rburton@winstead.com

ATTACHMENT 1

1. Declaration of Covenants, Conditions and Restrictions for Stonehaven, recorded as Document No. 202300210814 in the Official Public Records of Dallas County, Texas, as amended and supplemented from time to time.
2. Stonehaven Community Manual, recorded as Document No. 202300214607 in the Official Public Records of Dallas County, Texas, as amended and supplemented from time to time.
3. Stonehaven Adoption of Working Capital Assessment, recorded as Document No. 202300214606 in the Official Public Records of Dallas County, Texas.

ATTACHMENT 1

STONEHAVEN HOMEOWNERS ASSOCIATION, INC.
MANAGEMENT CERTIFICATE

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

Instrument Number: 202300248893

eRecording - Real Property

Recorded On: December 12, 2023 12:18 PM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: \$38.00

***** 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: 202300248893
Receipt Number: 20231212000211
Recorded Date/Time: December 12, 2023 12:18 PM
User: Kevin T
Station: CC123.dal.ccdc

Record and Return To:

Simplifile



**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.