

**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
FOR
THE VILLAS AT STACY HOMEOWNERS' ASSOCIATION, INC.**

THE STATE OF TEXAS §
 §
COUNTIES OF COLLIN §

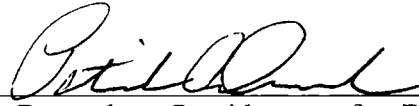
The undersigned, being the Managing Agent of The Villas at Stacy Homeowners' Association, Inc., a non-profit corporation organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code which supersedes any prior Management Certificate filed by Hudson Heights Homeowners Association, Inc.:

1. Name of Subdivision: The Villas at Stacy.
2. Name of Association: The Villas at Stacy Homeowners' Association, Inc.
3. Recording Data for the Subdivision:
 - a) The Villas at Stacy is an addition to the city of McKinney located in Collin County, Texas, according to the maps or plats thereof, recorded in the Map Records of Collin County, Texas, under File Numbers 2016011000031380, 20130703000936470, 20140305000201890, 20150722000908440, 20150911001158540, and 20150917001183480 along with any amendments or supplements thereto.
4. Recording Data for the Declaration:
 - a) The Villas at Stacy is subject to the Declaration of Covenants, Conditions, and Restrictions for The Villas at Stacy Homeowners' Association, Inc. which are filed in the real property records in Collin County, Texas as follows:
 - a. Recording Date: 11/16/2016; Filed Document: DCCER; Recording Information: 201611600155920.
5. Name and Mailing Address of the Association is: The Villas at Stacy Homeowners' Association, Inc. c/o FirstService Residential Texas, Inc., 14951 North Dallas Pkwy., Suite 600, Dallas, TX 75254.
6. Name and Mailing Address of Person Managing the Association or Its Designated Representative is: The Villas at Stacy Homeowners' Association, Inc. c/o FirstService Residential Texas, Inc., 14951 North Dallas Pkwy., Suite 600, Dallas, TX 75254.
7. Telephone Number to Contact the Association is: 214-871-9700.

8. Email Address to Contact the Association: Resale Certificates and other information regarding the Association may be requested by contacting the Association c/o FirstService Residential via <https://www.fsresidential.com/texas/resale-and-lender-documents>. Alternatively, you may contact the office for FirstService Residential by e-mail at Mgmt-CertificateTX@fsresidential.com.
9. The Association's website is:<https://villasatstacy.connectresident.com>
10. Fees charged by the Association upon the sale or transfer of Property:
 - a. Resale Disclosure Package: \$375.00
 - i. 1-2 days: \$500.00.
 - ii. 3-5 days: \$450.00.
 - b. Resale Disclosure Update: \$75.00
 - c. Transfer Fee: \$340.00.
 - d. Refinance Certificate Fee: \$150.00.
 - i. 1-2 days: \$275.00.
 - ii. 3-5 days: \$225.00.
 - e. HOA Questionnaire (optional): \$250.00
 - f. Loan Estimate Questionnaire (optional): \$100.00

Executed on this the 8 day of May 2024.

THE VILLAS AT STACY HOMEOWNERS'
ASSOCIATION, INC.

By: 
Patrick Droesch, President of FirstService
Residential Texas, Inc.

THE STATE OF TEXAS

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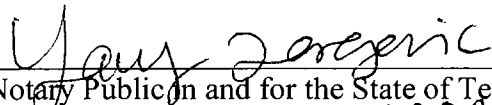
ACKNOWLEDGMENT

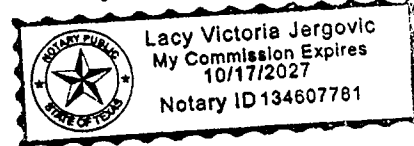
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COUNTY OF DALLAS


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BEFORE ME, the undersigned notary public, on this the 8 day of May 2024 personally appeared Patrick Droesch, President of FirstService Residential Texas, Inc., and Managing The Villas at Stacy Homeowners' Association, Inc. known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purpose and in the capacity therein expressed and on behalf of the Association.


Notary Public in and for the State of Texas



E-RECORDED BY:

 SEARS
BENNETT
& GERDES, LLP

6548 GREATWOOD PKWY.
SUGAR LAND, TEXAS 77479

Collin County
Honorable Stacey Kemp
Collin County Clerk

Instrument Number: 2024000057436

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: May 14, 2024 12:56 PM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$33.00

***** 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: 2024000057436

Receipt Number: 20240514000308

Recorded Date/Time: May 14, 2024 12:56 PM

User: Dwayne K

Station: Station 11

Record and Return To:

CSC



STATE OF TEXAS
COUNTY OF COLLIN

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 Public Records of Collin County, Texas.

Honorable Stacey Kemp
Collin County Clerk
Collin County, TX