

AFTER RECORDING RETURN TO:

Leah K. Burton  
Roberts Markel Weinberg Butler Hailey PC  
5307 E. Mockingbird Lane  
Suite 685  
Dallas, Texas 75206

STATE OF TEXAS           §  
                                     §  
COUNTY OF COLLIN   §

**PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE FOR  
NORMANDY ESTATES ADDITION, INC.**

This MANAGEMENT CERTIFICATE (this "Certificate") is made effective as of June 21, 2022 by the Normandy Estates Addition, Inc. a Texas non-profit corporation (the "Association").

W I T N E S S E T H

WHEREAS, HW SPRING CREEK PARTNERS, L.P. and ZCB SPRING CREEK, L.P. a Texas limited partnership (collectively, the "Declarants"), has previously placed of record that certain Declaration of Covenants, Restrictions and Easements for Normandy Estates Addition, Inc., dated effective as of August 13, 2008, and recorded as instrument number 20080814000991370 in the Official Public Records of Collin County, Texas, which Declaration is incorporated herein for all purposes.

WHEREAS, the Association has caused this Certificate to be prepared and filed in accordance with the provisions of the Texas Residential Property Owners Protection Act as provided in Section 209.004 of the Texas Property Code.

NOW, THEREFORE, the undersigned hereby certifies as follows on behalf of the Association:

1.   Name of the Subdivision. The name of the Subdivisions which are subject to the Declaration are set forth in Exhibit A attached hereto.
2.   Name of the Association. The name of the Association is Normandy Estates Addition, Inc.
3.   Recording Data for the Subdivision. Recording data for the Subdivisions are set forth on Exhibit A attached hereto.
4.   Recording Data for the Declaration. The recording data for the Declaration is instrument number 20080814000991370 in the Official Public Records of Collin County, Texas. The recording data for amendments to the Declaration is set forth on Exhibit B attached hereto.

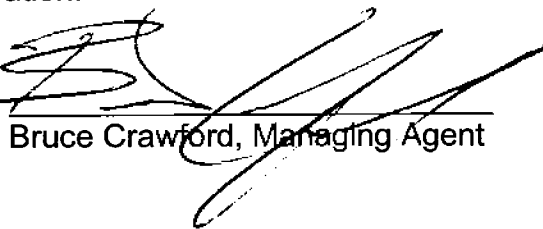
5. Mailing Address of the Association and Contact Information for Managing Agent. The current mailing address for the Association is Normandy Estates Addition, Inc, c/o Insight Association Management, 275 W. Campbell Road, Suite 620, Richardson, TX 75080. The Association's managing agent is Insight Association Management, 275 W. Campbell Road, Suite 620, Richardson, TX 75080, phone number (214) 494-6002, and email address [resales@insightam.com](mailto:resales@insightam.com).
6. Association Website. The current website for the Association where current versions of the dedicatory instruments are made available is [www.normandystateshoa.com](http://www.normandystateshoa.com).
7. Description and Fees Associated to Transfer of Title. The amount and description of fees charged relating to a transfer of title for the Association are set forth in Exhibit C.

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed on behalf of the Association in compliance with Section 209.004 of the Texas Property Code, and serves to take the place of all Management Certificates previously filed by the Association.

ASSOCIATION:

Normandy Estates Addition, Inc. a Texas non-profit corporation.

By:

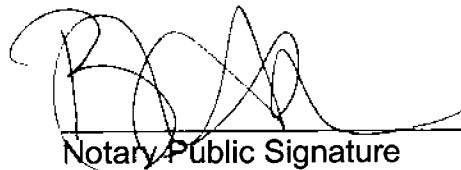
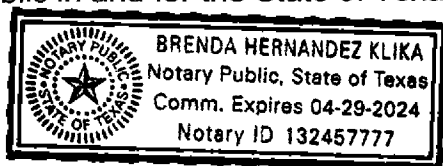


Bruce Crawford, Managing Agent

THE STATE OF TEXAS   §  
                                     §  
COUNTY OF COLLIN   §

This instrument was acknowledged before me on this 21<sup>st</sup> day of June, 2022, by Bruce Crawford, Insight Association Management, Managing Agent for Normandy Estates Addition, Inc., a Texas non-profit corporation, on behalf of such corporation.

Notary Public in and for the State of Texas

  
Notary Public Signature

**Exhibit A**

**[Recording Data for the Subdivision]**

Plats of Normandy Estates Addition, Inc. Recorded in the Map or Plat Records of Collin County

- Plat Normandy Estates  
Filed in Collin County, Texas  
Document No. 20080902010003070
- Plat Normandy Estates, Corporate Drive- Revised  
Filed in Collin County, Texas  
Document No. 20160805010003190
- Plat Normandy Estates, Corporate Drive Addition  
Filed in Collin County, Texas  
Document No. 20181107010005110
- Plat Normandy Estates North – Replat  
Filed in Collin County, Texas  
Document No. 20190710010002960

## **Exhibit B**

### **[Recording Data for the Declaration]**

Amendments to the Declaration for Normandy Estates Addition recorded with Collin County.

- a. Declaration recorded under Document Number 20080814000991370, Official Public Records of Collin County, Texas.
- b. First Amendment to the Declaration recorded under Document Number 20090429000504710, Official Public Records of Collin County, Texas.
- c. Second Amendment to the Declaration recorded under Document Number 20100629000664440, Official Public Records of Collin County, Texas.
- d. Third Amendment to the Declaration recorded under Document Number 20110512000491190, Official Public Records of Collin County, Texas.
- e. Fourth Amendment to the Declaration recorded under Document Number 20110512000491800, Official Public Records of Collin County, Texas.
- f. Fifth Amendment to the Declaration recorded under Document Number 20140811000854020, Official Public Records of Collin County, Texas.
- g. Sixth Amendment to the Declaration recorded under Document Number 201412190001380780, Official Public Records of Collin County, Texas.
- h. Seventh Amendment to the Declaration recorded under Document Number 20150304000235620, Official Public Records of Collin County, Texas.
- i. Eighth Amendment to the Declaration recorded under Document Number 20150615000707470, Official Public Records of Collin County, Texas.
- j. First Supplemental Recording of Dedicatory Instrument recorded under Document Number 20160630000829280, Official Public Records of Collin County, Texas.
- k. Ninth Amendment to the Declaration recorded under Document Number 20150826001080840, Official Public Records of Collin County, Texas.
- l. Tenth Amendment to the Declaration recorded under Document Number 20151113001434370, Official Public Records of Collin County, Texas.
- m. Eleventh Amendment to the Declaration recorded under Document Number 20160208000144120, Official Public Records of Collin County, Texas.

**Exhibit B Continued**

**[Recording Data for the Declaration]**

Amendments to the Declaration for Normandy Estates Addition recorded with Collin County.

- n. Second Supplemental Recording of Dedicatory Instrument recorded under Document Number 20160810001045530, Official Public Records of Collin County, Texas.
- o. Twelfth Amendment to the Declaration recorded under Document Number 20161018001405640, Official Public Records of Collin County, Texas.
- p. Recording of Dedicatory Instrument recorded under Document Number 20160627000809720, Official Public Records of Collin County, Texas.
- q. Third Supplemental Recording of Dedicatory Instrument recorded under Document Number 2016102500144790, Official Public Records of Collin County, Texas.
- r. Supplemental Declaration recorded under Document Number 20170131000140210, Official Public Records of Collin County, Texas.
- s. Thirteenth Amendment to the Declaration recorded under Document Number 20170612000756160, Official Public Records of Collin County, Texas.
- t. Fourth Supplemental Recording of Dedicatory Instrument recorded under Document Number 20170920001258150, Official Public Records of Collin County, Texas.
- u. Recording of Dedicatory Instrument recorded under Document Number 20170920001259650, Official Public Records of Collin County, Texas.
- v. Consolidation Declaration recorded under Document Number 20171002001308860, Official Public Records of Collin County, Texas.
- w. Corrected Consolidation Declaration recorded under Document Number 20171106001479170, Official Public Records of Collin County, Texas.
- x. Fifth Supplemental Recording of Dedicatory Instrument recorded under Document Number 2018040400013300, Official Public Records of Collin County, Texas.
- y. Supplemental Declaration recorded under Document Number 20180515000588010, Official Public Records of Collin County, Texas.
- z. Sixth Supplemental Recording of Dedicatory Instrument recorded under Document Number 20181207001491470, Official Public Records of Collin County, Texas.

## **Exhibit B**

### **[Recording Data for the Declaration]**

Amendments to the Declaration for Normandy Estates Addition recorded with Collin County.

- aa. Supplemental Declaration recorded under Document Number 20190709000803490, Official Public Records of Collin County, Texas.
- bb. First Amendment to Consolidation Declaration recorded under Document Number 20190806000939730, Official Public Records of Collin County, Texas.
- cc. Seventh Supplemental Recording of Dedicatory Instrument recorded under Document Number 20200413000517220, Official Public Records of Collin County, Texas.
- dd. Second Amendment to Consolidation Declaration recorded under Document Number 20200420000558960, Official Public Records of Collin County, Texas.
- ee. Recording of Dedicatory Instrument recorded under Document Number 20200420000562670, Official Public Records of Collin County, Texas.
- ff. Third Amendment to Consolidation Declaration recorded under Document Number 20200527000773880, Official Public Records of Collin County, Texas.
- gg. Eighth Supplemental Recording of Dedicatory Instrument recorded under Document Number 20210608001162210, Official Public Records of Collin County, Texas.
- hh. Ninth Supplemental Recording of Dedicatory Instrument recorded under Document Number 20220321000445560, Official Public Records of Collin County, Texas.
- ii. Tenth Supplemental Recording of Dedicatory Instrument recorded under Document Number 2022000078484, Official Public Records of Collin County, Texas.

## **Exhibit C**

### **[Description and Fees Associated to Transfer of Title]**

#### **Management Fees**

1. Premier Resale Disclosure Bundle (TREC Form, Statement of Account, and Association Documents).....\$430.00
2. Resale Disclosure (TREC Form) and Association Documents.....\$375.00
3. Resale Disclosure Update..... \$75.00
4. Transfer Fee..... \$250.00
5. 5 Day Rush Fee.....\$75.00
6. 3 Day Rush Fee.....\$100.00
7. 1 Day Expedited Rush Fee.....\$200.00
8. Custom Questionnaires.....\$165.00
9. Association Questionnaires.....\$125.00

#### **Association Fees**

1. HOA Transfer Fee.....\$500.00

**Collin County  
Honorable Stacey Kemp  
Collin County Clerk**

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**Instrument Number:** 2022000098011

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: June 22, 2022 02:40 PM

Number of Pages: 8

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

Total Recording: \$50.00

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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: 2022000098011  
Receipt Number: 20220622000556  
Recorded Date/Time: June 22, 2022 02:40 PM  
User: Jeovanna R  
Station: Station 7

**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