

TOWN NORTH VILLAGE HOMEOWNER'S ASSOCIATION, INC.

MANAGEMENT CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

KNOWN ALL MEN BY THESE PRESENTS:

Pursuant to the provisions of Section 209.004 of the Texas Property Code, the undersigned property owner's association hereby records this Management Certificate for Town North Village Homeowner's Association, Inc.

1. The name of the subdivision is: Town North Village.
2. The name of the Association is: Town North Village Homeowner's Association, Inc.
3. The recording data for the subdivision is as follows: See Exhibit "A" attached hereto.
4. The recording data for the Declaration is as follows:
 - (i) Declaration of Covenants, Conditions and Restrictions, recorded on May 3, 1973, as Instrument No. 197300579080, Volume 73088, Page 0615 *et seq.*, of the Deed Records of Dallas County, Texas.
 - (ii) Town North Village Amended Declaration of Covenants, Conditions and Restrictions recorded on June 17, 1975, as Instrument No. 197500304106, Volume 75118, Page 0422 *et seq.*, of the Deed Records of Dallas County, Texas.
 - (iii) Declaration of Covenants, Conditions and Restrictions recorded on March 27, 1980, as Instrument No. 198000627366, Volume 80062, Page 2309 *et seq.*, of the Deed Records of Dallas County, Texas.
 - (iv) First Amendment to the Town North Village Amended Declaration of Covenants, Conditions and Restrictions, recorded on May 9, 2018, as Instrument No. 201800122773, of the Official Public Records of Dallas County, Texas.
5. The name and mailing address of the Association: Town North Village Homeowner's Association, Inc., 1925 Cobblestone Lane, Garland, Texas 75042, Telephone Number: (972) 494-5700, Email Address: townnorthvillagehoa@verizon.net
6. The name and mailing address of the designated representative of the Association: Bryan Slaton, 12989 Jupiter Rd #101, Dallas, Texas 75238, Telephone Number: (214) 343-0642, Email Address: hoa@slatonfs.com
7. The website address of the Association: www.slatonfs.com

8. The amount and description of a fee or fees charged by the Association relating to a property transfer in the subdivision:

- Resale Fee: (a) \$50.00 upon initial request, plus (b) either (1) an additional \$275.00 upon submission of the resale certificate by the Association, or, (2) if there is a 1-2 day rush request for the resale certificate, there will be an additional \$325.00 upon submission of the resale certificate by the Association.
- Transfer Fee: Plus any other fees

9. Other information the Association considers appropriate: Prospective purchasers are advised to independently examine the Declaration, By-Laws, and all other governing documents of the Association, together with obtaining an official Resale Certificate and performing a comprehensive physical inspection of the lot/home and common areas, prior to purchase. The Association has regulations regarding renting/leasing of homes/lots. Please familiarize yourself with those regulations.

IN WITNESS WHEREOF, this Management Certificate is hereby executed by its duly authorized officer of the Association on the 2 day of August, 2023.

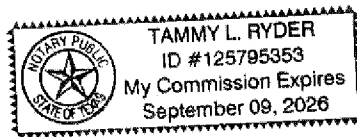
**TOWN NORTH VILLAGE HOMEOWNER'S
ASSOCIATION, INC.**

By: _____

Jack White, President

STATE OF TEXAS §
COUNTY OF Dallas §

This instrument was acknowledged before me on this 2 day of August, 2023, by Jack White, the President of Town North Village Homeowner's Association, Inc., a Texas property owners association, on behalf of said Texas property owners association.



Notary Public in and for the State of Texas

Exhibit "A"

1. Declaration of Covenants, Conditions and Restrictions, recorded on May 3, 1973, as Instrument No. 197300579080, Volume 73088, Page 0615 *et seq.*, of the Deed Records of Dallas County, Texas.
2. Town North Village Amended Declaration of Covenants, Conditions and Restrictions recorded on June 17, 1975, as Instrument No. 197500304106, Volume 75118, Page 0422 *et seq.*, of the Deed Records of Dallas County, Texas.
3. Declaration of Covenants, Conditions and Restrictions recorded on March 27, 1980, as Instrument No. 198000627366, Volume 80062, Page 2309 *et seq.*, of the Deed Records of Dallas County, Texas.
4. First Amendment to the Town North Village Amended Declaration of Covenants, Conditions and Restrictions, recorded on May 9, 2018, as Instrument No. 201800122773, of the Official Public Records of Dallas County, Texas.
5. Notice of Filing of Dedicatory Instruments recorded on December 11, 2012, as Instrument No. 201200365557 of the Official Public Records of Dallas County, Texas.
6. First Amendment to the First Amended Bylaws (Revised) of Town North Village Homeowners Association, Inc., recorded on November 11, 2015, as Instrument No. 201500300968 of the Official Public Records of Dallas County, Texas.
7. First Supplement to Notice of Filing of Dedicatory Instruments recorded on October 11, 2016, as Instrument No. 201600283931 of the Official Public Records of Dallas County, Texas.
8. Second Amendment to the First Amended Bylaws (Revised) of Town North Village Homeowners Association, Inc., recorded on October 19, 2017, as Instrument No. 201700296720 of the Official Public Records of Dallas County, Texas.
9. Second Supplement to Notice of Filing of Dedicatory Instruments at Instrument recorded on September 25, 2018, as Instrument No. 201800257167 of the Official Public Records of Dallas County, Texas.
10. Third Supplement to Notice of Filing of Dedicatory Instruments recorded on March 5, 2019, at Instrument No. 201900054675 of the Official Public Records of Dallas County, Texas.

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

Instrument Number: 202300159581

eRecording - Real Property

Recorded On: August 09, 2023 02:48 PM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$34.00

******* 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: 202300159581
Receipt Number: 20230809000569
Recorded Date/Time: August 09, 2023 02:48 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, appearing to be "JFW", located to the right of the printed name and title.