

**PROPERTY OWNERS ASSOCIATION
MANAGEMENT CERTIFICATE
FOR
COUNTRY VILLAS
HOMEOWNERS' ASSOCIATION**

STATE OF TEXAS §
 § **KNOW ALL MEN BY THESE PRESENTS:**
COUNTY OF DALLAS §

Pursuant to the provisions of Section 209.004 of the Texas Property Code, the undersigned property owners' association hereby records this Property Owners Association Management Certificate for **Country Villas Homeowners' Association**.

1. The name of the subdivision is Country Villas.
2. The name of the association is Country Villas Homeowners' Association.
3. The recording data for the subdivision is as follows:
 - Plat (Country Villas Addition) – recorded on or about February 15, 1974, under Instrument/Document Number 197400027790, and at Book/Volume 74034, Page 1 *et seq.*, of the Dallas County Deed Records;
 - Plat (Country Villas Addition) – recorded on or about May 15, 1974, under Instrument/Document Number 197400081675, and at Book/Volume 74096, Page 2094 *et seq.*, of the Dallas County Deed Records;
 - Plat (Country Villas Addition) – recorded on or about December 27, 1976, under Instrument/Document Number 197600659433, and at Book/Volume 76248, Page 355 *et seq.*, of the Dallas County Deed Records;
 - Plat (Country Villas Addition) – recorded on or about April 11, 1977, under Instrument/Document Number 197700729524, and at Book/Volume 77070, Page 5 *et seq.*, of the Dallas County Deed Records;
 - Plat Revision of Block "G" and Block "F" Revised, Country Villas Revised, an Addition of the City of Carrollton, Texas, recorded on or about August 9, 1978, under Instrument/Document Number 197800669146, and at Book/Volume 78154, Page 875 *et seq.*, of the Dallas County Deed Records;

3. The recording data for the subdivision is as follows: (cont'd)
Replat of Lots 3 and 4, Revision of Block "G" – Revised, Country Villas Revised, an Addition of the City of Carrollton, Texas, recorded on or about June 2, 1980, under Instrument/Document Number 198001098705, and at Book/Volume 80109, Page 958 *et seq.*, of the Dallas County Deed Records; and

A Replat of Block "H," Block "J," and Block "K" of Country Villas Revised, an Addition of the City of Carrollton, Texas, recorded on or about May 6, 1983, under Instrument/Document Number 198300918777, and at Book/Volume 83091, Page 2336 *et seq.*, of the Dallas County Deed Records.
4. The recording data for the declarations are as follows:
Declaration of Covenants and Restrictions for Country Villas Subdivision, Carrollton, Texas, recorded on or about November 13, 1975, under Instrument/Document Number 197500394482, and at Book/Volume 75224, Page 323 *et seq.*, of the Dallas County Deed Records; and

[First Supplement to] Adoption of Declaration of Covenants and Restrictions for Country Villas Subdivision, Carrollton, Texas, recorded on or about May 18, 1983, under Instrument/Document Number 198300991230, and at Book/Volume 83099, Page 2848 *et seq.*, of the Dallas County Deed Records.

First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Country Villas Subdivision, Carrollton, Texas, recorded on or about November 14, 2022, under Document Number 202200293898 of the Real Property Records, Dallas County, Texas.
5. The name and mailing address of the Association:

For mailing account payments:
Country Villas Homeowners' Association
c/o MAC Group Management Co.
17130 Dallas Parkway, Suite 140
Dallas, Texas 75248

For mailing all other correspondence:
Country Villas Homeowners' Association
c/o Board of Directors for Country Villas Homeowners Association
2708 Meadowstone Court
Carrollton, Texas 75006

6. The name, mailing address, telephone number, and email address of the person managing the Association or the Association's designated representative is as follows:

Country Villas Homeowners' Association
c/o Board of Directors for Country Villas Homeowners Association
2708 Meadowstone Court
Carrollton, Texas 75006
Telephone: 214-629-0959
info@themacgroupco.com

7. The website address of any Internet website on which the association's dedicatory instruments are available in accordance with Section 207.006 is:

www.countryvillascarrollton.org
<https://macgrouponline.cincwebaxis.com>

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

Resale Certificate	\$ 350.00
Rush	\$ 50.00
Transfer Fee	\$ 200.00 – payable to Country Villas
Working Cap Fee	\$ 272.30 – payable to Country Villas
(or one month assessment in the event of a fee increase)	

9. Other information the association considers appropriate:

Resale certificates and additional documents may be requested from:
Homewisedocs.com

IN WITNESS WHEREOF, this Property Owners Association Management Certificate is hereby executed by Loydeen Fadley, President of Country Villas Homeowners' Association on this 8th day of September, 2025.

COUNTRY VILLAS HOMEOWNERS'
ASSOCIATION, a Texas non-profit corporation

By: Loydeen Fadley
Printed Name: Loydeen Fadley
Title: President

ACKNOWLEDGMENT

STATE OF TEXAS §

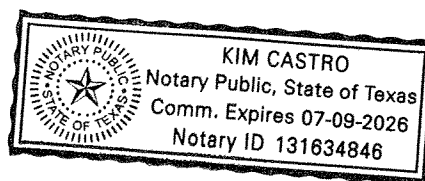
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COUNTY OF DALLAS §

This instrument was acknowledged before me on the 8th day of September, 2025, by Lordeen Fodley, President of Country Villas Homeowners' Association, a Texas non-profit corporation, on behalf of said non-profit corporation.

Kim Castro
Notary Public in and for the State of Texas

My Commission Expires: _____



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

Instrument Number: 202500192458

eRecording - Real Property

Recorded On: September 15, 2025 08:29 AM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: \$37.00

******* 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: 202500192458
Receipt Number: 20250912000792
Recorded Date/Time: September 15, 2025 08:29 AM
User: Javen H
Station: Cc136

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 of John F. Warren, the Dallas County Clerk.