

HAMILTON COMMONS AT CUMBERLAND OWNERS ASSOCIATION, INC. MANAGEMENT CERTIFICATE

This Property Owners' Association Management Certificate is being recorded by **HAMILTON COMMONS AT CUMBERLAND OWNERS ASSOCIATION, INC.** (the "Association") in compliance with the terms of Chapter 209 of the Texas Property Code and supersedes any prior management certificate filed by the Association. The Association submits the following additional information:

Name of the Subdivision: Hamilton Commons at Cumberland

Name of the Association: Hamilton Commons at Cumberland Owners Association, Inc.

Recording Data for Association:

The Subdivision is recorded according to the Map and Plat Records in Smith County, Texas, as follows;

- (a) Plat records of the Smith County Clerk's office Instrument No. 2007-R00060975 along with any supplement or replats

Recording Data for Restrictions:

The Declarations for the Association are recorded in the Real Property Records of Smith County, Texas, as follows:

- (a) Declaration of Covenants, Condition and Restrictions for Hamilton Commons at Cumberland Owners Association filed under Instrument No. 2009-00003362 with the Smith county clerk's office.
- (b) First Amendment to Condominium Declaration for Hamilton Commons at Cumberland Owners Association filed under Instrument No. 2011-00053541 with the Smith county clerk's office.
- (c) Second Amendment to Condominium Declaration for Hamilton Commons at Cumberland Owners Association filed under Instrument No. 2011-00056286 with the Smith county clerk's office.
- (d) Third Amendment to Condominium Declaration for Hamilton Commons at Cumberland Owners Association filed under Instrument No. 2013-00010447 with the Smith county clerk's office.

Name and Mailing Address of the Association

Hamilton Commons at Cumberland Owners Association
c/o Principal Management Group of North Texas
801 E Campbell Road Ste 620
Richardson TX 75081

Name, Mailing Address, Telephone Number, and E-mail Address of Person Managing the Association or its Designated Representative

Principal Management Group of North Texas
801 E Campbell Road Ste 620
Richardson TX 75081
214-368-4030
NTXcustomer@associa.us

Website Address of the Association

www.townsq.io

Property Transfer Fee(s) Charged by the Association:

New account setup fee establishing new owner's account in the association's records: \$45

Resale Certificate: \$375

Resale Certificate Update: \$75

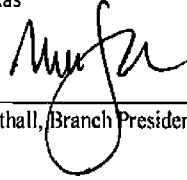
Legacy Account Closure Fee: \$220

Refinance Statement of Account: \$75

Expediate Fee for Resale Certificate prior to 10 business day delivery obligation: \$175 for 1-day expediate
\$120 for 3-day expediate

Executed on this the 31 day of May 2022

Hamilton Commons at Cumberland Owners Association, Inc, acting
by and through its managing agent, Principal Management Group of
North Texas



Mark Southall, Branch President

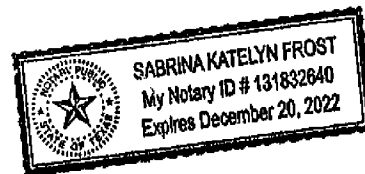
STATE OF TEXAS §
 §
COUNTY OF SMITH §

This instrument was acknowledged before me on the 31 day of May 2022 by Mark Southall, Branch President with Principal Management Group of North Texas, the managing agent for Hamilton Commons at Cumberland Owners Association, Inc, a Texas nonprofit corporation, on behalf of such corporation.



Notary Public, State of Texas

When recorded return to:
Principal Management Group of North Texas
801 E Campbell Road Ste 620
Richardson TX 75081



**Smith County
Karen Phillips
Smith County Clerk**

Document Number: 202201025424

eRecording - Real Property

CERTIFICATE

Recorded On: June 29, 2022 02:16 PM

Number of Pages: 3

Billable Pages: 2

" Examined and Charged as Follows: "

Total Recording: \$30.00

***** 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: 202201025424
Receipt Number: 20220629000142
Recorded Date/Time: June 29, 2022 02:16 PM
User: Alma D



**STATE OF TEXAS
COUNTY OF SMITH**

**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 Smith County, Texas.**

Karen Phillips
Smith County Clerk
Smith County, TX