

\*VG-364-2025-202500139073\*

Dallas County  
John F. Warren  
Dallas County Clerk

Instrument Number: 202500139073

Real Property Recordings

Recorded On: July 03, 2025 11:22 AM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$29.00

\*\*\*\*\* 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: 202500139073  
Receipt Number: 20250703000392  
Recorded Date/Time: July 03, 2025 11:22 AM  
User: Marija H  
Station: Cc138

**Record and Return To:**

VILLAGE ASSOCIATION MANAGEMENT  
PO BOX 460057  
GARLAND TX 75046



STATE OF TEXAS

Dallas County

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

# PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE

Villages of Valley Creek No. 12 Homeowners Association, Inc. Garland, Texas

Name of Subdivision: Villages of Valley Creek No. 12 - Dallas County, Texas

Name of Association: Villages of Valley Creek No. 12 HOA, Inc.

Recording Data of Subdivision: Volume 2000213, Page 00040 of the Deed Records of Dallas County, Texas

## Recording Data for Governing Documents:

Name of Instrument	Recording Information
Declaration of Covenants, Conditions and Restrictions	Real Property Records, Dallas County, Texas. Date/Time: March 29, 2001 <b>Document No. 200106203560</b> <b>1328817 2575345</b>

Mailing Address of the Association: Villages of Valley Creek No. 12 HOA, Inc.  
c/o Village Association Management, LLC  
P.O. Box 460057, Garland, TX 75046-0057

Name and contact information of the person or entity managing the Association:

Entity: Village Association Management, LLC

Person: Mary Kathryn Lightsey

Mailing Address: P.O. Box 460057, Garland, TX 75046-0057

Phone: (214) 552-1629

Email: [info@villagemgmt.com](mailto:info@villagemgmt.com) Website: [www.villagemgmt.com](http://www.villagemgmt.com)

## Additional Information and Fees Charged in Connection with a Transfer of Ownership

1. Resale Certificate Fee is up to \$375.00.
2. Buyer's Capital Contribution (Contribution to the Reserve) is \$350.00
3. All governing documents are posted on the management company's resident portal.
4. Villages of Valley Creek No. 12 HOA is a mandatory property owners association. Buyers are advised to independently examine the use restrictions to thoroughly understand the Architectural Controls, Maintenance and Usage requirements.

Signed this 5<sup>th</sup> day of July 2025

By:

  
Mary Kathryn Lightsey

Village Association Management, L.L.C.

Managing Agent for Kensington Park Rockwall HOA, Inc.

After Recording, Return to:

VVC12 HOA

P.O. Box 460057

Garland, TX 75046-0057

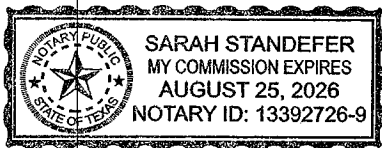
**PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE**  
**Villages of Valley Creek No. 12 Homeowners Association, Inc. Garland, Texas**


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**NOTARY'S ACKNOWLEDGEMENT**

STATE OF TEXAS  
COUNTY OF DALLAS

On this 3 day July 2025 before me personally appeared Mary Kathryn Lightsey, to me known to be the person described in and who executed the foregoing instrument and acknowledged to me that he/she executed the same as his/her free act and deed.



  
\_\_\_\_\_  
Notary Public in and for the State of Texas

After Recording, Return to:  
VVC12 HOA  
P.O. Box 460057  
Garland, TX 75046-0057