

Denton County  
Juli Luke  
County Clerk

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Instrument Number: 159436

ERecordings-RP

PROPERTY ASSOC MGMT CERT

Recorded On: November 17, 2022 11:37 AM

Number of Pages: 3

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" Examined and Charged as Follows: "

Total Recording: \$34.00

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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: 159436  
Receipt Number: 20221117000229  
Recorded Date/Time: November 17, 2022 11:37 AM  
User: Brandon H  
Station: Station 10

**Record and Return To:**

Corporation Service Company



STATE OF TEXAS  
COUNTY OF DENTON

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 Denton County, Texas.

Juli Luke  
County Clerk  
Denton County, TX

**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE  
FOR  
TOWNHOMES OF HERITAGE SQUARE HOMEOWNERS ASSOCIATION, INC.**

STATE OF TEXAS                    §  
  §           **KNOW ALL PERSONS BY THESE PRESENTS:**  
COUNTY OF DENTON            §

Pursuant to the provisions of Section 209.004 of the Texas Property Code, the undersigned property owners' association hereby records this Management Certificate for Townhomes of Heritage Square Homeowners Association, Inc. This instrument corrects, amends, restates, and entirely replaces all management certificates for this subdivision that were previously recorded in the Real Property Records of Denton County, Texas.

1. The name of the community is Townhomes of Heritage Square
2. The name of the association is Townhomes of Heritage Square Homeowners Association, Inc.
3. The location of the community is 172 High School Dr, Lewisville, TX 75057
4. The recording data for the Declaration is as follows:

**Instrument**

Declaration of Covenants, Conditions and Restrictions for Townhomes of Heritage Square  
First Amendment to Declaration of Covenants, Conditions and Restrictions for Townhomes of Heritage Square  
Second Amendment to Declaration of Covenants, Conditions and Restrictions for Townhomes of Heritage Square

**Recording Data**

Instrument No. 2006-64620, Real Property Records of Denton County, TX. June 1 2006.  
Instrument No. 2011-48284, Real Property Records of Denton County, TX. May 27, 2011.  
Instrument No. 2014-18400, Real Property Records of Denton County, TX. March 4, 2014.

5. The name and mailing address of the association:  

Townhomes of Heritage Square Homeowners Association, Inc.  
c/o Advanced Association Management, Inc.  
18208 Preston Road  
Suite D-9349  
Dallas, TX 75252
6. The name, mailing address, telephone number, and e-mail address of the person managing the association or the association's designated representative is as follows:

Michele Hernandez  
c/o Advanced Association Management, Inc.  
Attn: AAM Accounting  
18208 Preston Rd. Suite D-9349  
Dallas, TX 75252  
972-248-2238  
[michele@advancedassociationmgmt.com](mailto:michele@advancedassociationmgmt.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:

<https://advancedam.vmsclionline.com>

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

Resale Certificate Fee:	\$350.00
Expedited Fee-Delivery within 48 Hours	\$500.00
Rush Fee-Delivery within 72 Hours	\$450.00
Transfer Fee	\$250.00
Working Capital	\$250.00

9. Other information the association considers appropriate:

<https://advancedassociationmgmt.condocerts.com/resale/>

IN WITNESS WHEREOF, this Property Owners Association Management Certificate is hereby executed by its duly authorized agent on this 17th day of November 2022.

**Townhomes of Heritage Square Homeowners Association, Inc.** a Texas non-profit corporation

By: *Michele Hernandez*

Its: Duly Authorized Agent

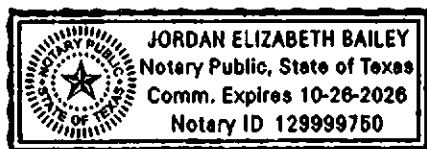
**ACKNOWLEDGMENT**

STATE OF TEXAS §

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COUNTY OF DENTON §

This instrument was acknowledged before me on the 17th day of November, 2022, by *Michele Hernandez*, of Townhomes of Heritage Square Homeowners Association, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.



*Jordan Bailey*  
Notary Public in and for the State of Texas

My Commission Expires: 10/26/2022