

CHAPEL HILL RESIDENTIAL ASSOCIATION INC. MANAGEMENT CERTIFICATE

This Property Owners' Association Management Certificate is being recorded by **Chapel Hill Residential 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: Chapel Hill Residential

Name of the Association: Chapel Hill Residential Association Inc.

Recording Data for Association and Restrictions:

Community	County	Doc Type	Date Recorded	Instrument No.
Chapel Hill Residential Association Inc.	Collin	5 th Amendment to Declaration of CC&R	01-July-24	2024000079936
		4 th Amendment to Declaration of CC&R	01-Sept-23	2023000100988
		Amended and Restated Declaration of CC&R	03-Jun-25	2025000069092
		Payment Plan Policy	06-Dec-11	201112060013147-70
		Fine Policy	04-Jan-10	201001040000044790
		Records Retention, Production and Copying Policy	06-Dec-11	201112060013147-80
		1st Amendment to the 3rd Supplement to the Notice of Filing Dedictory Instrument (Enforcement and Fining Policy)	03-Jan-24	2024000000443
		Collection Policy	20-Dec-23	2023000144909
		Notice of Filing of Dedictory Instruments	27-Apr-21	202104270008357-20
		Notice of Filing Dedictory Instrument (Articles of Incorporation, Bylaws, Fining and Collection Policy)	09-Jan-07	200701090000427-50
		Dedictory Instruments (Email Registration, Amended Policies: Document Retention, Document Inspection & Copying, Assessment Collection, Alternative Payment Plan, ARA, Solicitation of Bids, Solar Energy Device, Standby Electric Generator, Flag Display Guidelines, Political Sign Display Guidelines)	26-Sep-22	2022000144129
		Notice of Filing Dedictory Instruments: Resolution Regarding Working Capital, Holiday Decorating and Lighting Rules	05-May-23	2023000049626
		Amended and Restated Bylaw	03-Jun-25	2025000069121

		Dedicatory Instruments: Increase in Working Capital Contribution, Amended: Enforcement and Fining Policy, Holiday, Decorating and Lighting Rules, Rules Governing Street Parking	04-Nov-24	2024000136806
		Dedicatory instruments: Amended Enforcement and Fining Policy, Resolution Regarding Yard Maintenance, Community Etiquette Rules	25-Apr-23	2023000044227
		Dedicatory Instruments: Resolution Clarifying 3 Foot Side Yard, Amended: Community Etiquette Rules, Flag & Sign Display Guidelines, Leasing & Rental Rules & Regulations, Rules Governing Street Parking	18-Apr-24	2024000045414

Name and Mailing Address of the Association**Chapel Hill Residential Association Inc.**

c/o Principal Management Group of North Texas
801 E Campbell Road Ste 620
Richardson, Texas 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, Texas 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: \$95

Resale Certificate: \$375

Resale Certificate Update: \$95

Legacy Account Closure Fee: \$220

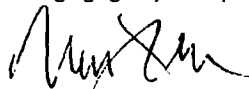
Refinance Statement of Account: \$75

Working Capital Contribution: \$950

Expedite Fee for Resale Certificate prior to 10 business day delivery obligation: \$175 for 1 day expedite
\$125 for 3 day expedite

Executed on this the 28 day of July 2025

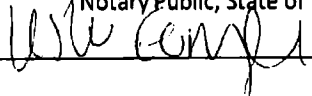
Chapel Hill Residential Association Inc., acting by and through
its managing agent, Principal Management Group of North Texas



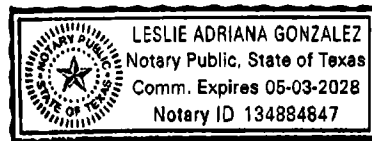
Mark Southall, Branch President

STATE OF TEXAS §
 §
COUNTY OF COLLIN §

This instrument was acknowledged before me on the 28th day of JULY 2025, by Mark Southall, Branch President with Principal Management Group of North Texas, the managing agent for Chapel Hill Residential 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, Texas 75081



Collin County
Honorable Stacey Kemp
Collin County Clerk

Instrument Number: 2025000100003

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: August 07, 2025 01:48 PM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$33.00

******* 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: 2025000100003
Receipt Number: 20250807000451
Recorded Date/Time: August 07, 2025 01:48 PM
User: Natascha M
Station: Station 1

Record and Return To:

CSC



STATE OF TEXAS
COUNTY OF COLLIN

**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 Public Records of Collin County, Texas.**

Honorable Stacey Kemp
Collin County Clerk
Collin County, TX

