

**Grayson County  
Deana Patterson  
County Clerk  
Sherman, TX 75090**

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**Instrument Number:** 2026 - 10696

ERecordings-RP

**Recorded On:** April 30, 2026 08:05 AM

**Number of Pages:** 3

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**" Examined and Charged as Follows: "**

**Total Recording:** \$19.00

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**\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\***

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**File Information:**

**Document Number:** 10696  
**Receipt Number:** 20260429000146  
**Recorded Date/Time:** April 30, 2026 08:05 AM  
**User:** Kenady P  
**Station:** CCLERK007

**Record and Return To:**

CSC Global  
100 W. Houston Ste. 17  
  
SHERMAN TX 75090



STATE OF TEXAS  
COUNTY OF GRAYSON

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 Grayson County, Texas.

Deana Patterson  
County Clerk  
Grayson County, TX

### The Hills of Sherman Residential Community, Inc MANAGEMENT CERTIFICATE

This Property Owners' Association Management Certificate is being recorded by **The Hills of Sherman Residential Community, 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:** The Hills of Sherman

**Name of the Association:** The Hills of Sherman Residential Community, Inc

**Recording Data for Association and Restrictions:**

| Community            | County  | Doc Type                                                | Date Recorded | Instrument No. |
|----------------------|---------|---------------------------------------------------------|---------------|----------------|
| The Hills of Sherman | Grayson | Covenants Compliance Inspection (CCI)                   | 18-Mar-26     | 2026-6367      |
|                      |         | Management Certificate                                  | 13-Nov-25     | 2025-29618     |
|                      |         | Community Manual                                        | 13-Nov-25     | 2025-29596     |
|                      |         | Declaration C C & R                                     | 9-Oct-25      | 2025-26346     |
|                      |         | Collection Policy, Leasing Administration Rule<br>& CCI | 18-Mar-26     | 2026-6366      |

**Name and Mailing Address of the Association**

The Hills of Sherman Residential Community, Inc  
c/o Principal Management Group of North Texas  
1300 E. Lookout, Suite 140  
Richardson, Texas 75082

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

Principal Management Group of North Texas  
1300 E. Lookout, Suite 140  
Richardson, Texas 75082  
214-368-4030  
[NTXcustomer@associa.us](mailto:NTXcustomer@associa.us)

**Website Address of the Association**

[www.townsq.io](http://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: \$200  
Transfer Fee: \$250

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 29 day of April, 2026.

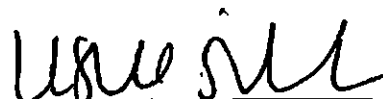
The Hills of Sherman Residential Community, Inc, acting by and  
through its managing agent, Principal Management Group of  
North Texas



Mark Southall, Branch President

STATE OF TEXAS                   §  
                                                 §  
COUNTY OF GRAYSON         §

This instrument was acknowledged before me on the 29<sup>th</sup> day of April, 2026 by Mark Southall, Branch President with  
Principal Management Group of North Texas, the managing agent for The Hills of Sherman Residential Community, 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  
1300 E. Lookout, Suite 140  
Richardson, Texas 75082

