

THE STATE OF TEXAS §
COUNTY OF COLLIN §

**2015 MANAGEMENT CERTIFICATE
FOR
THE VILLAGES OF MELISSA**

1. **Effect.** This instrument amends, restates, and entirely replaces all management certificates for this development that were previously recorded in the Real Property Records of Collin County, Texas, such as the instruments recorded as Doc. Nos. 20070305000294390, 20090106000013300, 20111208001324220, 20120814001004210, 20130305000295080 & 20131018001435600.
2. **Subdivision information.** The Villages of Melissa is a 202.659-acre development in the City of Melissa, Texas, which is being developed and platted in phases. The portions of land that have been final platted as of the date of this instrument are identified on the attached **Exhibit "A"**.
3. **Declaration information.** See the attached **Exhibit "B"** for a description of the declaration to which The Villages of Melissa is subject.
4. **Association information.** The name of the property owners association for this development is **THE VILLAGES OF MELISSA HOMEOWNERS' ASSOCIATION, INC.** Its address is: c/o Lone Star Association Management, 2500 Legacy Drive, Suite 220, Frisco, Texas 75034. The Association's registered agent and office are on file with the Secretary of State of Texas.
5. **Association contact.** Please contact the association through its managing agent, as follows:


THE VILLAGES OF MELISSA HOMEOWNERS' ASSOCIATION, INC.
c/o **LONE STAR ASSOCIATION MANAGEMENT**
2500 Legacy Drive, Suite 220
Frisco, Texas 75034

Phone: (469) 384-2088
Fax: (469) 384-4653
www.lonestarmanagement.com

6. **TRANSFER FEES.** For transfer-related fees, please refer to Section 4.7 ("Contribution on Transfer of Title") and Exhibit E ("Notice of HOA Sales Fees") of the Declaration, both of which are part of the instrument recorded on January 15, 2014, as Document No. 20140115000043100, Real Property Records, Collin County, Texas, titled Second Amendment to the Master Declaration of Covenants, Conditions and Restrictions for The Villages of Melissa.
7. **Purpose.** The purpose of this Management Certificate is to provide information sufficient for a title company to correctly identify the development and to contact its governing association. This Management Certificate does not purport to identify every publicly recorded document affecting the development, or to report every piece of information pertinent to the development. No person should rely on this Management Certificate for anything other than instructions for contacting the association in connection with the transfer of title to a home in the development.

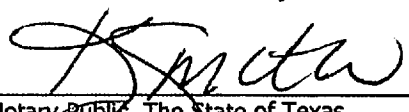
Signed on the date stated in the acknowledgment below.

**THE VILLAGES OF MELISSA HOMEOWNERS'
ASSOCIATION, INC.**, a Texas property owners association

By: 
David L. Booth, President

THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on this 5th day of November 2015 by David L. Booth, President of The Villages of Melissa Homeowners' Association, Inc., a Texas property owners association, on behalf of said association.


Notary Public, The State of Texas



**EXHIBITS "A" & "B" to
2015 MANAGEMENT CERTIFICATE
for
THE VILLAGES OF MELISSA**

EXHIBIT "A" - SUBDIVISION INFORMATION

The 202.659-acre development that is subject to the Declaration is being platted and built in phases. The first portions of the development to be final platted are listed below. These are the initial recorded plats, only. No representation is made regarding replats. The following plats are recorded in the Plat Records of Collin County, Texas:

- Final Plat, The Villages of Melissa, **Phase 1**, recorded on April 14, 2005, in Volume Q, Page 310.
- A Final Plat of Villages of Melissa, **Phase 1B**, recorded on June 4, 2008, in Volume 2008, Page 330, and as Document No. 20080604010002080.

Note: Blocks AA, BB, CC, DD, EE, and GG of Phase 1B are not subject to the Declaration and are not part of the development described in this Management Certificate.

- Final Plat, The Villages of Melissa, **Phase 2A**, recorded on April 7, 2014, in Volume 2014, Pages 161-162, and as Document No. 20140407010001060.

EXHIBIT "B" - DECLARATION INFORMATION

The 202.659-acre development is subject to the **Master Declaration of Covenants, Conditions, and Restrictions for The Villages of Melissa**, recorded on March 8, 2006, as Document No. 20060308000299410, Real Property Records, Collin County, Texas, as amended or supplemented from time to time, such as (without limitation) the following instruments recorded in the Real Property Records of Collin County, Texas (in chronological order):

- First Supplemental Declaration of Covenants, Conditions and Restrictions for The Villages of Melissa Phase I, recorded on March 8, 2006, as Document No. 20060308000299420.
- First Amendment to First Supplemental Declaration of Covenants, Conditions, and Restrictions for The Villages of Melissa Phase I, recorded as Exhibit A-10 to the Notice of Filing of Dedicatory Instruments for The Villages of Melissa, recorded on June 28, 2012, as Document No. 20120628000775140.
- First Amendment to the Master Declaration of Covenants, Conditions, and Restrictions for The Villages of Melissa, recorded as Exhibit A-11 to the Notice of Filing of Dedicatory Instruments for The Villages of Melissa, recorded on June 28, 2012, as Document No. 20120628000775140.
- Second Amendment to the Master Declaration of Covenants, Conditions, and Restrictions for The Villages of Melissa, recorded on January 15, 2014, as Document No. 20140115000043100.
- Supplemental Declaration of Annexation of 4 Land Parcels to The Villages of Melissa, recorded on August 4, 2014, as Document No. 20140804000819870.

(End of Exhibits "A" & "B")

PAGE FOR USE BY COLLIN COUNTY CLERK



Filed and Recorded
Official Public Records
Stacey Kemp, County Clerk
Collin County, TEXAS
11/06/2015 07:47:41 AM
\$38.00 DLAIRD
20151106001404410

Stacey Kemp