

**CONDOMINIUM ASSOCIATION MANAGEMENT CERTIFICATE  
FOR  
COBBLESTONE SQUARE OWNERS ASSOCIATION, INC.**

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

Pursuant to the provisions of Section 82.116 of the Texas Uniform Condominium Act, the undersigned property owners' association hereby records this Management Certificate for Cobblestone Square Owners 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 Collin County, Texas.

1.     The name of the community Cobblestone Square
2.     The name of the association is Cobblestone Square Owners Association, Inc.
3.     The location of the community is 5859 Frankford Road, Dallas, TX 75252
4.     The recording data for the Declaration is as follows:

Instrument

Condominium Declaration for Cobblestone Square Condominiums  
First Amendment to the Condominium Declaration

Recording Data

Collin County Clerk, July 27, 1983, Volume 4 Page 1 Instrument# 19830727000370440  
August 3, 2010 Instrument# 20100803000800850

5.     The name and mailing address of the association:

Cobblestone Square Owners 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.vmsclientonline.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

9. Other information the association considers appropriate:

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

IN WITNESS WHEREOF, this Condominium Association Management Certificate is hereby executed by its duly authorized agent on this 16th day of November, 2022.

**Cobblestone Square Owners Association, Inc.**  
a Texas non-profit corporation

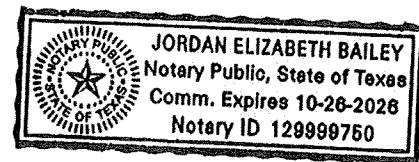
By:

*Thichele Hernandez*

Its: Duly Authorized Agent

#### ACKNOWLEDGMENT

STATE OF TEXAS           §  
  §  
COUNTY OF COLLIN       §



This instrument was acknowledged before me on the 16th day of November, 2022, by Thichele Hernandez, of Cobblestone Square Owners 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

**Collin County**  
**Honorable Stacey Kemp**  
**Collin County Clerk**

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**Instrument Number:** 2023000001666

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: January 06, 2023 09:35 AM

Number of Pages: 3

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

Total Recording: \$30.00

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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: 2023000001666  
Receipt Number: 20230106000031  
Recorded Date/Time: January 06, 2023 09:35 AM  
User: Dwayne K  
Station: Station 11

**Record and Return To:**

Simplifile



**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

