

SHEPHERDS HILLS (FRISCO) HOMEOWNERS ASSOCIATION MANAGEMENT CERTIFICATE

This Property Owners' Association Management Certificate is being recorded by **Shepherds Hills (Frisco) Homeowners Association** (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: Shepherds Hills (Frisco) Homeowners Association

Name of the Association: Shepherds Hills (Frisco) Homeowners Association

Recording Data for Association and Restrictions:

Community	County	Doc Type	Date Recorded	Instrument No.
Shepherds Hill (Frisco)	Collin	Recording of Dedicatory Instruments	9-Jul-12	201207090008254 30
		Adoption of Procedures and Guidelines for Conducting Hearings	14-Sep-21	202109140018728 40
		Adoption of Contract Procurement Policy	14-Sep-21	202109140018728 30
		2 nd Supplemental of Recording of Dedicatory Instruments	26-Apr-13	20130426000568900
		Architectural Review Authority	14-Sep-21	202109140018728 60
		Recording of Association Documents	07-Jan-08	200801070000243 90
		Adoption of Permitted Rules and Regulations	14-Sep-21	202109140018728 50
		Covenant Compliance Inspection Resolution	22-Jul-24	2024000088494
		Assessment Collection Policy	22-Jul-24	2024000088495

Name and Mailing Address of the Association

Shepherds Hills (Frisco) Homeowners Association
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

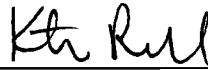
Property Transfer Fee(s) Charged by the Association:

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: \$100
Seller Transfer Fee: \$50
Buyer Transfer Fee: \$50
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 29th day of July, 2024

Shepherds Hills (Frisco) Homeowners Association, acting by
and through its managing agent, Principal Management Group
of North Texas



Kristen Russell, Branch Vice-president

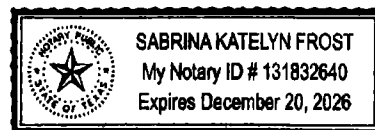
STATE OF TEXAS §
 §
COUNTY OF COLLIN §

This instrument was acknowledged before me on the 29th day of July, 2024 by Kristen Russell, Branch Vice-president with Principal Management Group of North Texas, the managing agent for Shepherds Hills (Frisco) Homeowners Association, 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: 2024000104688

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: August 26, 2024 10:35 AM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$29.00

******* 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: 2024000104688
Receipt Number: 20240826000432
Recorded Date/Time: August 26, 2024 10:35 AM
User: Jennifer W
Station: CCK107

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