

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

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**Instrument Number:** 2025 - 29618

ERecordings-RP

**Recorded On:** November 13, 2025 11:06 AM

**Number of Pages:** 5

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

**Total Recording:** \$27.00

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

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**File Information:**

**Document Number:** 29618  
**Receipt Number:** 20251113000058  
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**Station:** CCLERK007

**Record and Return To:**

Simplifile  
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

**MANAGEMENT CERTIFICATE  
OF  
THE HILLS OF SHERMAN RESIDENTIAL COMMUNITY, INC.**

The undersigned, being an officer of The Hills of Sherman Residential Community, Inc., a Texas nonprofit corporation (the “**Association**”), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: The Hills of Sherman.
2. The name of the Association: The Hills of Sherman Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All of that certain real property situated in Grayson County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for The Hills of Sherman, recorded under Document No. 2025-26346 in the Official Public Records of Grayson County, Texas, as may be amended from time to time (the “**Declaration**”).
4. The recording data for the Declaration and any amendments to the Declaration: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the Association: The Hills of Sherman Residential Community, Inc., c/o Associa Principal Management Group of North Texas, 9001 Airport Freeway, Suite 450, North Richland Hills, Texas 76180.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	The Hills of Sherman Residential Community, Inc. c/o Associa Principal Management Group of North Texas
Mailing Address:	9001 Airport Freeway, Suite 450, North Richland Hills, Texas 76180
Attn:	Dawn Robinson
Telephone Number:	(817) 676-8698
Email Address:	<u><a href="mailto:drobinson@principal-mgmt.com">drobinson@principal-mgmt.com</a></u>

7. Website to access the Association’s dedicatory instruments: [www.principal-mgmt.com](http://www.principal-mgmt.com).

8. Amount and description of fees related to property transfer in the subdivision:  
The Association fees are in the following amounts:

Working Capital Assessment - \$500.00

Transfer Fee - \$250.00

Resale Certificate Fee - \$375.00

The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

*[SIGNATURE PAGE FOLLOWS]*

This Certificate is effective as of the 27<sup>th</sup> day of OCTOBER, 2025.

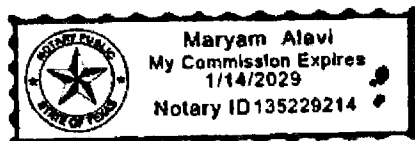
**THE HILLS OF SHERMAN RESIDENTIAL  
COMMUNITY, INC.,**  
a Texas nonprofit corporation

By: [Signature]  
Printed Name: Jerome Hill  
Title: Director

STATE OF TEXAS                   §  
   §  
COUNTY OF Tarrant           §

This instrument was acknowledged before me on the 27<sup>th</sup> day of October, 2025, by DIRECTOR Jerome Hill of THE HILLS OF SHERMAN RESIDENTIAL COMMUNITY, INC., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

(SEAL)



[Signature]  
Notary Public Signature

**AFTER RECORDING RETURN TO:**

Robert D. Burton, Esq.  
Winstead PC  
600 W. 5th Street, Suite 900  
Austin, Texas 78701  
Email: [rburton@winstead.com](mailto:rburton@winstead.com)

**ATTACHMENT 1**

1. Declaration of Covenants, Conditions and Restrictions for The Hills of Sherman, recorded under Document No. 2025-26346, in the Official Public Records of Grayson County, Texas, as the same may be amended from time to time.
2. The Hills of Sherman Community Manual, recorded under Document No. 2025-29596 in the Official Public Records of Grayson County, Texas, as the same may be amended and supplemented from time to time.
3. The Hills of Sherman Adoption of Working Capital Assessment, recorded under Document No. 2025-29597 in the Official Public Records of Grayson County, Texas.

ATTACHMENT 1

THE HILLS OF SHERMAN RESIDENTIAL COMMUNITY, INC.  
MANAGEMENT CERTIFICATE