

AFTER RECORDING RETURN TO:

Vinay Patel
Henry Oddo Austin & Fletcher, P.C.
1717 Main Street
Suite 4600
Dallas, Texas 75201

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE OF
STONEY CREEK MASTER HOMEOWNERS ASSOCIATION, INC.**

This MANAGEMENT CERTIFICATE (this "Certificate") is made effective as of November 12, 2024 by the Stoney Creek Master Homeowners Association, Inc. a Texas non-profit corporation (the "Association").

W I T N E S S E T H

WHEREAS, Douglas Properties/Development, Inc., a Texas limited partnership ("Declarant") has previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for Stoney Creek Master Homeowners Association, Inc., dated March 21, 2006 (the "Declaration") recorded as Document Number 200600103158 in the Official Public Records of Dallas County, Texas which Declaration is incorporated herein for all purposes.

WHEREAS, the Association has caused this Certificate to be prepared and filed in accordance with the provisions of the Texas Residential Property Owners Protection Act as provided in Section 209.004 of the Texas Property Code.

NOW, THEREFORE, the undersigned hereby certifies as follows on behalf of the Association:

1. Name of the Subdivision. The name of the Subdivisions which are subject to the Declaration are set forth in Exhibit A attached hereto.
2. Name of the Association. The name of the Association is Stoney Creek Master Homeowners Association, Inc.
3. Recording Data for the Subdivision. Recording data for the Subdivisions are set forth on Exhibit A attached hereto.
4. Recording Data for the Declaration. The recording data for the Declaration is Document Number 200600103158 in the Official Public Records of Dallas County, Texas. The recording data for amendments to the Declaration is set forth on Exhibit B attached hereto.

5. Mailing Address of the Association and Contact Information for Managing Agent. The current mailing address for the Association is Stoney Creek Master Homeowners Association, c/o Insight Association Management, 275 W. Campbell Road, Suite 620, Richardson, TX 75080. The Association's managing agent is Insight Association Management, 275 W. Campbell Road, Suite 620, Richardson, TX 75080, phone number (214) 494-6002, and email address resales@insightam.com.
6. Association Website. The current website for the Association where current versions of the dedicatory instruments are made available is www.mystoneycreekhoa.com.
7. Description and Fees Associated to Transfer of Title. The amount and description of fees charged relating to a transfer of title for the Association are set forth in Exhibit C.

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed on behalf of the Association in compliance with Section 209.004 of the Texas Property Code, and serves to take the place of all Management Certificates previously filed by the Association.

ASSOCIATION:

Stoney Creek Master Homeowners Association,
Inc. a Texas non-profit corporation.

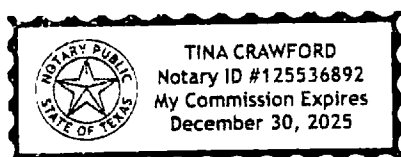
By:


Bruce Crawford, Managing Agent

THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on this 12th day of November 2024, by Bruce Crawford, Insight Association Management, Managing Agent for Stoney Creek Masters Homeowners Association, Inc., a Texas non-profit corporation, on behalf of such corporation.

Notary Public in and for the State of Texas




Notary Public Signature

Exhibit A

[Recording Data for the Subdivision]

Plats of Stoney Creek Master Homeowners recorded in the Map or
Plat Records of Dallas County

- Stoney Creek Phase 1A
Filed in Dallas County, Texas on May 8, 2006
Document No. 200600343828
- Stoney Creek Phase 2A
Filed in Dallas County, Texas on September 15, 2006
Document No. 200600343829
- Stoney Creek Phase 2B Amended
Filed in Dallas County, Texas on December 2, 2013
Document No. 201300365962
- Stoney Creek Phase 2B Amended
Filed in Dallas County, Texas on June 27, 2014
Document No. 201400161584
- Stoney Creek Phase 2D
Filed in Dallas County, Texas on April 20, 2012
Document No. 201200113802
- Stoney Creek Phase 3A
Filed in Dallas County, Texas on September 15, 2006
Document No. 200600343830
- Stoney Creek Phase 4A
Filed in Dallas County, Texas on December 1, 2006
Document No. 20064441812
- Stoney Creek Phase 5A
Filed in Dallas County, Texas on March 2, 2006
Document No. 200600076906
- Stoney Creek Phase 2C
Filed in Dallas County, Texas on September 10, 2015
Document No. 201500243744

- Stoney Creek Phase 2G
Filed in Dallas County, Texas on October 4, 2016
Document No. 201600277540
- Preserve at Stoney Creek (1B)
Filed in Dallas County, Texas on February 20, 2018
Document No. 201800044538
- Stoney Creek Phase 2E
Filed in Dallas County, Texas on April 30, 2018
Document No. 201800112347
- Stoney Creek Phase 5B-1
Filed in Dallas County, Texas on January 22, 2018
Document No. 201800018801
- Stoney Creek Phase 5A Replat of Lot 5R
Filed in Dallas County, Texas on July 23, 2019
Document No. 201900190081
- Stoney Creek Phase 5B-2
Filed in Dallas County, Texas on July 10, 2018
Document No. 201800182242
- Stoney Creek Phase 5B-3
Filed in Dallas County, Texas on May 29, 2020
Document No. 202000132543
- Stoney Creek Phase 2F
Filed in Dallas County, Texas on February 22, 2019
Document No. 201900045178
- Stoney Creek Phase 4B
Filed in Dallas County, Texas on June 24, 2021
Document No. 2021-202100188694
- Stoney Creek Phase 3B
Filed in Dallas County, Texas on July 29, 2022
Document No. 2022-202200207713
- Stoney Creek Phase 3C
Filed in Dallas County, Texas on July 21, 2021
Document No. 2021-202100217320

- Stoney Creek Phase 4C
Filed in Dallas County, Texas on September 14, 2022
Document No. 2022-202200246368
- Stoney Creek Phase 5C & 5D
Filed in Dallas County, Texas on October 5, 2023
Document No. 2023-202300203585

Exhibit B

[Recording Data for the Declaration]

Amendments to the Declaration for Stoney Creek Master Homeowners Association recorded with
Dallas County

- a. Articles of Incorporation recorded under Document No. 20080098306, Official Public Records of Dallas County, Texas.
- b. Amended & Restated Bylaws recorded under Document No. 202400179539, Official Public Records of Dallas County, Texas.
- c. Master Declaration recorded under Document No. 200600103158, Official Public Records of Dallas County, Texas.
- d. Master Declaration recorded under Document No. 200600076911, Official Public Records of Dallas County, Texas.
- e. Assignment of Declarant Rights recorded under Document No. 200700448738, Official Public Records of Dallas County, Texas.
- f. First Amendment to Bylaws recorded under Document No. 201000161432, Official Public Records of Dallas County, Texas.
- g. First Amendment to Master Declaration recorded under Document No. 201000161433, Official Public Records of Dallas County, Texas.
- h. Notice of Filing of Dedicatory Instruments recorded under Document No. 201100004849, Official Public Records of Dallas County, Texas.
- i. Policies recorded under Document No. 201100309922, Official Public Records of Dallas County, Texas.
- j. Declaration of Annexation for Stoney Creek, Ph 2D recorded under Document No. 201200097815, Official Public Records of Dallas County, Texas.
- k. Second Supplement to Notice of Filing Dedicatory Instruments (Policy) recorded under Document No. 201300316687, Official Public Records of Dallas County, Texas.
- l. Third Supplement to Notice of Filing Dedicatory Instruments recorded under Document No. 201400096943, Official Public Records of Dallas County, Texas.

Exhibit B Continued

[Recording Data for the Declaration]

Amendments to the Declaration for Stoney Creek Master Homeowners Association recorded with Dallas County

- m. Fourth Supplement to Notice of Filing Dedicatory Instruments recorded under Document No. 201400296201, Official Public Records of Dallas County, Texas.
- n. Policies recorded under Document No. 201500320946, Official Public Records of Dallas County, Texas.
- o. Annex of Stoney Creek, Phase 1B recorded under Document No. 201700131676, Official Public Records of Dallas County, Texas.
- p. First Supplemental Recording of Dedicatory Instruments recorded under Document No. 201800134917, Official Public Records of Dallas County, Texas.
- q. Assignment of Declarant Rights recorded under Document No. 201800048713, Official Public Records of Dallas County, Texas.
- r. Supplemental Master Declaration recorded under Document No. 201800220881, Official Public Records of Dallas County, Texas.
- s. Second Supplemental (Annexation Phase 2E) recorded under Document No. 201800265146, Official Public Records of Dallas County, Texas.
- t. Annex: Stoney Creek Phase 2F recorded under Document No. 201900052195, Official Public Records of Dallas County, Texas.
- u. Annex: Stoney Creek Phase 3C recorded under Document No. 202100218430, Official Public Records of Dallas County, Texas.
- v. Annex: Stoney Creek Phase 4B recorded under Document No. 202100190559, Official Public Records of Dallas County, Texas.
- w. Second Amendment to the Declaration recorded under Document No. 202400179453, Official Public Records of Dallas County, Texas

Exhibit C

[Description and Fees Associated to Transfer of Title]

Management Fees

1. Premier Resale Disclosure Bundle (TREC Form, Statement of Account, and Association Documents).....\$450.00
2. Resale Disclosure (TREC Form) and Association Documents.....\$375.00
3. Resale Disclosure Update..... \$75.00
4. Transfer Fee..... \$250.00
5. 5 Day Rush Fee.....\$75.00
6. 3 Day Rush Fee.....\$100.00
7. 1 Day Expedited Rush Fee.....\$200.00
8. Custom Questionnaires.....\$165.00
9. Association Questionnaires.....\$125.00

Association Fees

1. Initiation Assessment.....\$1000.00

**Dallas County
John F. Warren
Dallas County Clerk**

Instrument Number: 202400230815

eRecording - Real Property

Recorded On: November 14, 2024 08:53 AM

Number of Pages: 9

" Examined and Charged as Follows: "

Total Recording: \$53.00

***** 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: 202400230815
Receipt Number: 20241113000976
Recorded Date/Time: November 14, 2024 08:53 AM
User: Blanca M
Station: CC137.dal.ccdc

Record and Return To:

CSC Global



**STATE OF TEXAS
COUNTY OF DALLAS**

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 Dallas County, Texas.

John F. Warren
Dallas County Clerk
Dallas County, TX