

MAGNOLIA TOWNHOMES CONDOMINIUM ASSOCIATION MANAGEMENT CERTIFICATE

This Property Owners' Association Management Certificate is being recorded by **Magnolia Townhomes Condominium 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: Magnolia Townhomes

Name of the Association: Magnolia Townhomes Condominium Association

Recording Data for Association:

The Subdivision is recorded according to the Map and Plat Records in Johnson County, Texas, as follows:

- (a) Plat recorded with Johnson County records filed for record as Document number 2018-25190
- (b) Amended Plat recorded with Johnson County records filed for record as Document number 2022-16127

Recording Data for Restrictions:

The Declarations for the Association are recorded in the Real Property Records of Johnson County, Texas, as follows:

- (a) Declaration of Covenants, Condition, and Restrictions filed for record as Document number 2018-25190
- (b) First Amendment to the Declaration of Covenants, Condition, and Restrictions filed for record as Document number 2022-16127
- (c) Second Amended & restated Declaration of Covenants, Condition, and Restrictions filed for record as Document number 2023-33434
- (d) Notice of Filing of Dedicatory Instruments Covenant Enforcement Policy & Fining Schedule filed for record as Document number 2023-32944
- (e) Assessment Collection Policy filed for record as Document number 2023-32948
- (f) Covenants compliance Inspection Resolution filed for record as Document number 2023-32945

Name and Mailing Address of the Association

Magnolia Townhomes Condominium Association
c/o Principal Management Group of North Texas
801 E. Campbell Road Ste 620
Richardson, TX 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, TX 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: \$75
Legacy Account Closure Fee: \$220
Refinance Statement of Account: \$75
Initial Contribution: \$200

Expediate Fee for Resale Certificate prior to 10 business day delivery obligation: \$175 for 1-day expediate
\$120 for 3-day expediate

Executed on this the 30 day of January 2024

Magnolia Townhomes Condominium Association , acting by
and through its managing agent, Principal Management Group
of North Texas



Mark Southall, Branch President

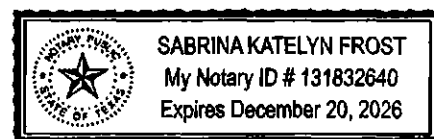
STATE OF TEXAS §
 §
COUNTY OF JOHNSON §

This instrument was acknowledged before me on the 30 day of January 2024 by Mark Southall, Branch President with Principal Management Group of North Texas, the managing agent for Magnolia Townhomes Condominium 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, TX 75081



Johnson County
April Long
Johnson County
Clerk

Instrument Number: 2024 - 6769

eRecording - Real Property

Certificate/Certification

Recorded On: March 12, 2024 09:23 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: 2024 - 6769
Receipt Number: 20240312000043
Recorded Date/Time: March 12, 2024 09:23 AM
User: Susan L
Station: ccl06

Record and Return To:

Corporation Service Company



STATE OF TEXAS
COUNTY OF JOHNSON

**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 Johnson County, Texas.**

April Long
Johnson County Clerk
Johnson County, TX

April Long