

The Management Certificate for the Association was recorded with the County, in compliance with the Texas Property Code, and the Clerk's file number and/or document number for the Recording Data for Restrictions should be searched with and without any alpha letter to ensure that the correct recorded information is pulled for the Association.

If you have any questions, contact our customer service at 214-368-4030 or at NTXcustomercare@associa.us.

SILVERSTONE AT PEARSON RANCH OWNERS ASSOCIATION MANAGEMENT CERTIFICATE

This Property Owners' Association Management Certificate is being recorded by **SILVERSTONE AT PEARSON RANCH OWNERS 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: SILVERSTONE AT PEARSON RANCH OWNERS ASSOCIATION

Name of the Association: SILVERSTONE AT PEARSON RANCH OWNERS ASSOCIATION

Recording Data for Association:

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

- (a) Silverstone at Pearson Ranch Owners Association (1), recorded under File No. C/119, along with any supplements or replats thereof;
- (b) Silverstone at Pearson Ranch Owners Association (2), recorded under File No. C/118, along with any supplements or replats thereof;
- (c) Silverstone at Pearson Ranch Owners Association (3), recorded under File No. C/354, along with any supplements or replats thereof;
- (d) Silverstone at Pearson Ranch Owners Association (4), recorded under File No. D/298, along with any supplements or replats thereof;
- (e) Silverstone at Pearson Ranch Owners Association (5), recorded under File No. D/400, along with any supplements or replats thereof;
- (f) Silverstone at Pearson Ranch Owners Association (6), recorded under File No. D/548, along with any supplements or replats thereof;
- (g) Silverstone at Pearson Ranch Owners Association (7), recorded under Film Code No. E/431, along with any supplements or replats thereof;

Recording Data for Restrictions:

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

- (a) Notice of Filing of Dedicatory Instruments for Silverstone at Pearson Ranch Owners Association, A Texas Nonprofit Corporation under Parker County Clerks File no. D776961
- (b) Notice of Assessment Lien for Silverstone at Pearson Ranch Owners Association, A Texas Nonprofit Corporation under Parker County Clerks File no. D201200705
- (c) Notice of Assessment Lien for Silverstone at Pearson Ranch Owners Association, A Texas Nonprofit Corporation under Parker County Clerks File no. D201315615
- (d) Property Owners Association Management Certificate for Silverstone at Pearson Ranch Owners Association, A Texas Nonprofit Corporation under Parker County Clerks File no. D201325370
- (e) Declaration of Annexation and Covenants, Conditions and Restrictions for Silverstone at Pearson Ranch Owners Association, A Texas Nonprofit Corporation under Parker County Clerks File no. D201402105
- (f) Declaration of Covenants, Conditions & Restrictions for Silverstone at Pearson Ranch Owners Association, A Texas Nonprofit Corporation under Parker County Clerks File no. D201502300
- (g) Declaration of Annexation and Covenants, Conditions and Restrictions for Silverstone at Pearson Ranch Owners Association, A Texas Nonprofit Corporation under Parker County Clerks File no. D201611177
- (h) First Amendment to the Declaration of Covenants, Conditions and Restrictions for Silverstone at Pearson Ranch Owners Association, under Parker County Clerks File no. D201728510
- (i) Second Amendment and Supplemental Declaration to Declaration of Covenants, Conditions and Restrictions for Silverstone at Pearson Ranch Owners Association under Parker County Clerks File no. D202016557

- (j) Covenant Enforcement and Fining Policy for Silverstone at Pearson Ranch Owners Association under Parker County Clerks File no. D202038831
- (k) Notice of Filing of Dedicatory Instruments for Silverstone at Pearson Ranch Owners Association, A Texas Nonprofit Corporation under Parker County Clerks File no. D202038844

Name and Mailing Address of the Association

Silverstone at Pearson Ranch Owners Association
c/o Principal Management Group of North Texas
801 E. Campbell RD #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 RD #620
Richardson, TX 75081
214-368-4030
NTXcustomer@associa.us

Website Address of the Association

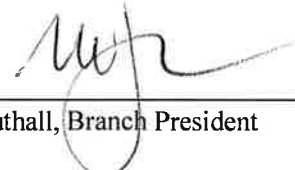
www.townsq.io
www.silverstoneatpearsonranch.previews.townsq.io
silverstoneatpearsonranch.com

Property Transfer Fee(s) Charged by the Association:

New account setup fee establishing new owner's account in the association's records: \$45
Capital Improvement Fee: \$150
Resale Certificate: \$375
Resale Certificate Update: \$75
Legacy Account Closure Fee: \$220
Refinance Statement of Account: \$75
Expedite Fee for Resale Certificate prior to 10 business day delivery obligation: \$175 for 1 day expedite
\$120 for 3 day expedite

Executed on this the 22 day of April, 2022

Silverstone at Pearson Ranch Owners Association, acting by and through its managing agent, Principal Management Group of North Texas

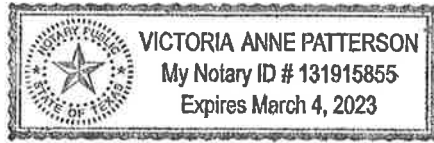


Mark Southall, Branch President

STATE OF TEXAS
COUNTY OF PARKER

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This instrument was acknowledged before me on the 22 day of April, 2022 by Mark Southall, Branch President with Principal Management Group of North Texas, the managing agent for Silverstone at Pearson Ranch Owners Association, a Texas nonprofit corporation, on behalf of such corporation.



Victoria Patterson
Notary Public, State of Texas

When recorded return to:
Principal Management Group of North Texas
801 E. Campbell RD #620
Richardson, TX 75081