

STATE OF TEXAS }
 }
COUNTY OF DENTON }

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE FOR
VILLAS OF PINEY CREEK HOMEOWNERS' ASSOCIATION, INC.**

This PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE (this "*Certificate*") is made on behalf of VILLAS OF PINEY CREEK HOMEOWNERS' ASSOCIATION, INC., a Texas non-profit corporation (the "*Association*").

WITNESSETH:

WHEREAS, The Villas of Piney Creek, a joint venture comprised of Mabrey and Partners Development, LC, a Texas limited partnership, Millennium Land Development, LLC, a Texas limited liability company and Lee Meadows Homes, Inc., a Texas corporation, as Declarants, executed and previously placed of record that certain Declaration of Covenants and Restrictions, recorded on March 4, 1998, as Document No. 98-R0016590 in the Official Public Records of Denton County, Texas (the "*Declaration*") as supplemented or amended, is incorporated herein for all purposes.

WHEREAS, the Association has caused the 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 subdivision which is the subject of the Declaration is Villas of Piney Creek.
2. **Name of the Association** The name of the Association is Villas of Piney Creek Homeowners' Association, Inc.
3. **Recording Data for the Subdivision** The recording data for the subdivision includes the plats and map recorded in Cabinet E, Slide 13, Cabinet M, Page 304, as amended or re-platted, in the Plat/Map Records, Denton County, Texas.
4. **Recording Data for the Declaration** The Declaration for the Association was filed on or about March 4, 1998, and recorded as Document No. 98-R0016590 in the Official Public Records of Denton County, Texas and any and all amendments and supplements are recorded in the Official Public Records of Denton County, Texas.

The Declaration was amended as follows:

On or about October 6, 1999, Document No. 99 R0103015

On or about February 9, 2015, Document No. 2015-13199

On or about March 5, 2019, Document No. 23281

On or about March 5, 2019, Document No. 23282

On or about November 4, 2019, Document No. 140441

5. **Mailing Address , Telephone Number and Email of Managing Agent** The current mailing address for Villas of Piney Creek Homeowners' Association, Inc. is P.O. Box 51843, Denton, Texas 76206, telephone number is 940-231-3175 and Email is vopchoa22@gmail.com.

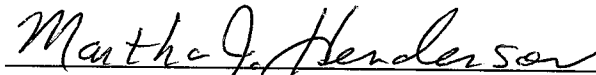
6. **Resale Certificates and Other Information** Resale Certificates and other information may be requested by contacting Villas of Piney Creek Homeowners' Association, Inc. at P.O. Box 51843, telephone 940-231-3175 or Email vopchoa22@gmail.com.

The cost of a Resale Certificate is \$250.00. The cost of a Transfer fee is \$195.00.

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.

ASSOCIATION:

VILLAS OF PINEY CREEK HOMEOWNERS' ASSOCIATION, INC.,
a Texas non-profit corporation



By: Martha J. Henderson

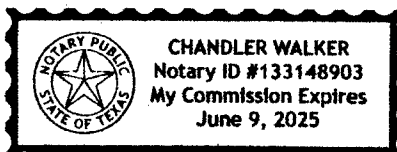
Its: Executive Board President


STATE OF TEXAS }

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This instrument was acknowledged before me on the 27th day of January, 2022
by Martha J. Henderson, the Executive Board President of Villas of Piney Creek Homeowners' Association, Inc., a Texas non-profit corporation.





Notary Public, State of Texas