

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
for
VACC VI HOMEOWNERS ASSOCIATION, INC.**

THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §

The undersigned, being the Managing Agent for VACC VI Homeowners Association, Inc., a non-profit corporation ("Association") organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code which supersedes any prior Management Certificate filed by the Association:

1. Name of Subdivision: The name of the subdivision is Village at Cottonwood Creek Section VI.
2. Name of Association: The name of the Association is VACC VI Homeowners Association, Inc.
3. Recording Data for the Subdivision:
 - a. Village at Cottonwood Creek, Section VI, a subdivision in Dallas County, Texas according to the map or plat thereof recorded under in Volume 95036, Page 1867 and partially replatted in Volume 95229, Page 1959, of the Map Records of Dallas County, Texas and all amendments to or replats of said maps or plats, if any.
4. Recording Data for the Declaration:*
 - a. Documents:
 - (1) Declaration of Covenants, Conditions and Restrictions Village at Cottonwood Creek Section VI.
 - (2) First Amendment to Declaration of Covenants, Conditions and Restrictions for Village at Cottonwood Creek, Section VI, Coppell, Texas.
 - b. Recording Information:
 - (1) Volume 95245, Page 05006, *et seq.* in the Official Public Records of Real Property of Dallas County, Texas.
 - (2) Volume 96120, Page 01033, *et seq.* in the Official Public Records of Real Property of Dallas County, Texas.

5. Name and Mailing Address of the Association: The name and mailing address of the Association is VACC VI Homeowners Association, Inc. c/o Villa Manna Association Management, LLC, 106 N. Denton Tap Road #210-375, Coppell, Texas 75019.
6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: Katie Kim, Property Manager, Villa Manna Association Management, LLC. Address: 106 N. Denton Tap Road #210-375, Coppell, Texas 75019. Phone No.: 817.918.9470. Email Address: info@vmanna.com.
7. The Association's Dedicatory Instruments are Available to Members Online at: <https://tiny.cc/VACC6HOA>.
8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

Description	Fee
Resale Certificate	\$ 375.00
Rush Fee for Resale Certificate	1-2 Business Days \$135.00; 3-4 Business Days \$110.00; 5 Business Days \$85.00
Updated Resale Certificate/Payoff Statement of Account	1-14 Business Days No Charge; 15-45 Business Days \$35.00; 46-90 Business Days \$60.00
Payoff Statement of Account	\$ 135.00
Transfer Fee	\$ 200.00

Executed on this 11th day of September, 2024.

**VACC VI HOMEOWNERS
ASSOCIATION, INC.**

By: Villa Manna Association Management, LLC,
Managing Agent



Katie Kim, Property Manager

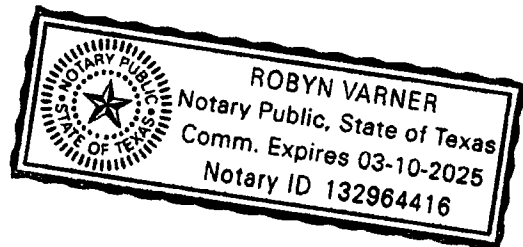
*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the Subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

THE STATE OF TEXAS §
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BEFORE ME, the undersigned notary public, on this 11th day of September, 2024 personally appeared Katie Kim, Property Manager for Villa Manna Association Management, LLC, Managing Agent for VACC VI Homeowners Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and in the capacity therein expressed.



 Notary Public in and for the State of Texas



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

Instrument Number: 202400185648

eRecording - Real Property

Recorded On: September 13, 2024 03:51 PM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$33.00

******* 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: 202400185648
Receipt Number: 20240913000710
Recorded Date/Time: September 13, 2024 03:51 PM
User: Kimberly G
Station: CC144

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