# Denton County Juli Luke County Clerk

**Instrument Number:** 68413

**ERecordings-RP** 

**NOTICE** 

Recorded On: June 27, 2024 12:51 PM Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$37.00

## \*\*\*\*\*\*\* 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: Record and Return To:

Document Number: 68413

68413 Simplifile 20240627000365

Receipt Number: 20240627000365

Recorded Date/Time: June 27, 2024 12:51 PM

User: William D Station: Station 8



# STATE OF TEXAS COUNTY OF DENTON

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 Denton County, Texas.

Juli Luke County Clerk Denton County, TX

## MANAGEMENT CERTIFICATE

#### OF

## STELLA HILLS RESIDENTIAL COMMUNITY, INC.

The undersigned, being an officer of Stella Hills Residential Community, Inc., a Texas nonprofit corporation (the "Association"), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

- 1. <u>The name of the subdivision</u>: Stella Hills.
- 2. <u>The name of the Association</u>: Stella Hills Residential Community, Inc., a Texas nonprofit corporation.
- 3. <u>The recording data for the subdivision</u>: All that certain real property situated in Denton County, Texas, made subject to that certain <u>Declaration of Covenants</u>, <u>Conditions and Restrictions for Stella Hills</u>, recorded under Document No. 2024-68048, in the Official Public Records of Denton County, Texas, as the same may be amended from time to time (the "Declaration").
- 4. <u>The recording data for the Declaration and any amendments to the Declaration</u>: See <u>Attachment 1</u> to this Management Certificate.
- 5. <u>The name and mailing address of the Association</u>: Stella Hills Residential Community, Inc., c/o Neighborhood Management Inc., Attn: Jenn Barnes-Callahan, 1024 S. Greenville Ave, Suite 230, Allen, Texas 75002.
- 6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name: Stella Hills Residential Community, Inc.,

c/o Neighborhood Management Inc.

Mailing Address: 1024 S. Greenville Ave, Suite 230

Allen, Texas 75002

Attn.: Jenn Barnes-Callahan
Telephone Number: (972) 359-1548 x143
Email Address: jbarnes@nmitx.com

- 7. Website to access the Association's dedicatory instruments:
  - https://neighborhoodmanagement.com
- 8. Amount and description of fees related to property transfer in the subdivision: The Association fees are in the following amounts:

Working Capital Assessment - \$500.00

Transfer Fee - \$250.00

Resale Certificate Fee - \$375.00

Updated Resale Certificate Fee - \$75.00

Option Inspection Fee - \$150.00

The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

EXECUTED to be effective on the date this instrument is Recorded.

## STELLA HILLS RESIDENTIAL COMMUNITY, INC.,

a Texas nonprofit corporation

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By:	Town N	Col	
Nar	ne: Steven	Cook	
Title		3/-	

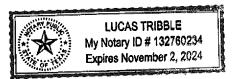
STATE OF TEXAS \$

COUNTY OF Dallas \$

This instrument was acknowledged before me on the 18 day of July 2014, by of Stella Hills

Residential Community, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

(SEAL)



Notary Public Signature

## AFTER RECORDING RETURN TO:

Robert D. Burton, Esq. Winstead PC 401 Congress Avenue, Suite 2100 Austin, Texas 78701 Email: <a href="mailto:rburton@winstead.com">rburton@winstead.com</a>

## ATTACHMENT 1

- 1. <u>Declaration of Covenants, Conditions and Restrictions for Stella Hills</u>, recorded as Document No. 2024-68048, in the Official Public Records of Denton County, Texas, as amended and supplemented from time to time.
- 2. <u>Stella Hills Community Manual</u>, recorded as Document No. 2024-68342, in the Official Public Records of Denton County, Texas, as amended and supplemented from time to time.
- 3. <u>Stella Hills Adoption of Working Capital Assessment</u>, recorded as Document No. 2024-68343, in the Official Public Records of Denton County, Texas.