

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:

Document Number: 68413
Receipt Number: 20240627000365
Recorded Date/Time: June 27, 2024 12:51 PM
User: William D
Station: Station 8

Record and Return To:

Simplifile



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. The name of the subdivision: Stella Hills.
2. The name of the Association: Stella Hills Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property situated in Denton County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Stella Hills, 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. The recording data for the Declaration and any amendments to the Declaration: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the Association: 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:	<u>jbarnes@nmitx.com</u>
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.

ATTACHMENT 1

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

ATTACHMENT 1

STELLA HILLS RESIDENTIAL COMMUNITY, INC.
MANAGEMENT CERTIFICATE