

**PROPERTY OWNERS ASSOCIATION  
MANAGEMENT CERTIFICATE  
FOR  
VILLAS AT TOWNE LAKE**

STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS:

§

COUNTY OF DALLAS

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Pursuant to the provisions of Section 209.004 of the Texas Property Code, the undersigned property owners' association hereby records this Property Owners Association Management Certificate for **Villas at Towne Lake Home Owners Association, Inc.**

1. The name of the subdivision is Villas at Towne Lake.
2. The name of the association is Villas at Towne Lake Home Owners Association, Inc.
3. The recording data for the subdivision is as follows:

SubdivisionRecording Data

Villas at Towne Lake

Replat - The Villas at Towne Lake, recorded on July 23, 2002, at Volume 2002142, Page 61 et. seq. and under Document/Instrument Number 200201917854; of the Real Property Records of Dallas. County, Texas; and

First Revision - The Villas at Towne Lake, recorded on April 12, 2005, at Volume 2005071, Page 331 et seq., and under Document/Instrument Number 200503313117; of the Real Property Records of Dallas, County, Texas.

4. The recording data for the declaration and any amendments to the declaration is as follows:

Declaration of Covenants, Conditions and Restrictions for Villas at Towne Lake, recorded February 24, 2003, at Volume 2003038, Page 7980 et seq., and under Document/Instrument Number 200302212931 (or 2003302212931), of the Real Property Records of Dallas, County, Texas.

First Amendment to Declaration of Covenants, Conditions and Restrictions for Villas at Towne Lake. recorded March 31, 2009, under

Document/Instrument Number 200900090300 (or 2009000090300), of the Real Property Records of Dallas, County, Texas.

Second Amendment to Declaration of Covenants, Conditions and Restrictions for Villas at Towne Lake. recorded March 5, 2020, under Document/Instrument Number 202000064193, of the Real Property Records of Dallas, County, Texas.

5. The name and mailing address of the association:

Villas at Towne Lake Homeowners Association, Inc.  
c/o MAC Group Management Company  
5605 FM 423 Suite 500 PMB #418  
Frisco, TX 75036

6. The name, mailing address, telephone number, and e-mail address of the person managing the association or the association's designated representative is as follows:

Villas at Towne Lake Homeowners Association, Inc.  
c/o MAC Group Management Company  
Attn: Renae Walters  
5605 FM 423 Suite 500 PMB #418  
Frisco, TX 75036  
469-939-4928  
info@themacgroupco.com

7. The website address of any Internet website on which the association's dedicatory instruments are available in accordance with Section 207.006 is:

<https://app.townsq.io/login> Supplementary documents may be requested for an additional fee through [Homewisedocs.com](https://www.homewisedocs.com)

8. The amount and description of a fee or fees charged by the association relating to a property transfer in the subdivision is as follows:

Resale Certificate Fee	\$350.00
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Transfer Fee	\$200.00
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9. Other information the association considers appropriate:

Resale Contact: [resales@themacgroupco.com](mailto:resales@themacgroupco.com) or go online to <https://www.homewisedocs.com>

IN WITNESS WHEREOF, this Property Owners Association Management Certificate is hereby executed by its duly authorized agent on this 19th day of September, 2021.

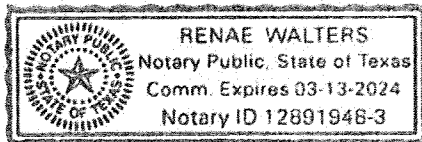
Villas at Towne Lake Homeowners Association, Inc.,  
a Texas non-profit corporation

By: [Signature]  
Name: Marcus Hayle  
Title: PRESIDENT

**ACKNOWLEDGMENT**

STATE OF TEXAS       §  
                                  §  
COUNTY OF Dallas   §

This instrument was acknowledged before me on the 19 day of September, 2021, by Marcus Hayle, President of Villas at Towne Lake Homeowners Association, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.



[Signature]  
Notary Public in and for the State of Texas  
My Commission Expires: 3-13-24

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

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**Instrument Number:** 202100294995

eRecording - Real Property

Recorded On: October 05, 2021 10:34 AM

Number of Pages: 4

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**" Examined and Charged as Follows: "**

Total Recording: \$34.00

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**\*\*\*\*\* 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: 202100294995  
Receipt Number: 20211001000751  
Recorded Date/Time: October 05, 2021 10:34 AM  
User: Pamela G  
Station: CC30

**Record and Return To:**

Simplifile



**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