

**Henderson County  
Mary Margaret Wright  
County Clerk  
Athens, TX 75751**

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**Instrument Number:** 2025-00001991

**As**

**Recorded On:** 02/13/2025 01:52 PM **Recordings - Land**

**Parties:** EMERALD BAY RESIDENTIAL HOMEOWNERS ASSOCIATION

**To:** PUBLIC

**Number of Pages:** 3 Pages

**Comment:**

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(Parties listed above are for Clerks reference only)

**\*\*Examined and Charged as Follows:\*\***

**Total Recording:** 29.00

**File Information:**

Document Number: 2025-00001991

Receipt Number: 2025-02433

Recorded Date/Time: 02/13/2025 01:52 PM

Recorded By: Marilet Zumaya

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**\*\*\*\*\*DO NOT REMOVE. 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.

I hereby certify that this instrument was filed and duly recorded  
in the Official Records of Henderson County, Texas



A handwritten signature in cursive script, appearing to read "Mary Margaret Wright", is written over the printed name.

County Clerk  
Henderson County, Texas

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**Record and Return To:**

EXPEDITED REAL ESTATE SERVICES  
3526 LAKEVIEW PARKWAY STE B143

ROWLETT, TX 75088



**EMERALD BAY RESIDENTIAL HOMEOWNERS ASSOCIATION MANAGEMENT CERTIFICATE**

This Property Owners' Association Management Certificate is being recorded by **Emerald Bay Residential Homeowners Association** (the "Association") in compliance with the terms of Chapter 209 of the Texas Property Code and supersedes any prior management certificate filed by the Association. The Association submits the following additional information:

**Name of the Subdivision:** Emerald Bay Residential

**Name of the Association:** Emerald Bay Residential Homeowners Association

**Recording Data for Association and Restrictions:**

| Community               | County    | Doc Type  | Date Recorded | Instrument No. |
|-------------------------|-----------|---|---------------|----------------|
| Emerald Bay Residential | Henderson | Plat Map  | 27-Nov-2024   |                |
|                         |           | Amended and Restated Declarations of Covenants, Conditions and Restrictions | 27Nov-2024    | 2024-00016948  |
|                         |           | Bylaws  |               |                |

**Name and Mailing Address of the Association**

Emerald Bay Residential Homeowners Association  
c/o Principal Management Group of North Texas  
801 E Campbell Road Ste 620  
Richardson, Texas 75081

**Name, Mailing Address, Telephone Number, and E-mail Address of Person Managing the Association or its Designated Representative**

Principal Management Group of North Texas  
801 E Campbell Road Ste 620  
Richardson, Texas 75081  
214-368-4030  
NTXcustomercare@associa.us

**Website Address of the Association**

[www.townsq.io](http://www.townsq.io)

**Property Transfer Fee(s) Charged by the Association:**

New account setup fee establishing new owner's account in the association's records: \$95  
Resale Certificate: \$375  
Resale Certificate Update: \$95  
Legacy Account Closure Fee: \$220  
Refinance Statement of Account: \$75  
Expedite Fee for Resale Certificate prior to 10 business day delivery obligation: \$175 for 1 day expedite  
\$125 for 3 day expedite

Executed on this the 7<sup>th</sup> day of February, 2025

Emerald Bay Residential Homeowners Association, acting by  
and through its managing agent, Principal Management Group  
of North Texas

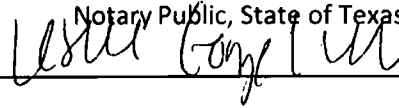


Mark Southall, Branch President

STATE OF TEXAS                   §  
   §  
COUNTY OF HENDERSON       §

This instrument was acknowledged before me on the 7<sup>th</sup> day of February, 2025 by Mark Southall, Branch President with Principal Management Group of North Texas, the managing agent for Frost Farms Homeowners Association, a Texas nonprofit corporation, on behalf of such corporation.

Notary Public, State of Texas



When recorded return to:  
Principal Management Group of North Texas  
801 E Campbell Road Ste 620  
Richardson, Texas 75081

