PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE **FOR** VILLAGES OF STONELAKE ESTATES HOMEOWNERS ASSOCIATION, INC.

THE STATE OF TEXAS	§
	§
COUNTIES OF COLLIN	§

The undersigned, being the Managing Agent of Villages of Stonelake Estates Homeowners Association, Inc., a non-profit corporation 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 Villages of Stonelake Estates Homeowners Association, Inc.:

- 1. Name of Subdivision: Villages of Stonelake Estates.
- 2. Name of Association: Villages of Stonelake Estates Homeowners Association, Inc.
- 3. Recording Data for the Subdivision:
 - a) Villages of Stonelake Estates is an addition to the city of Frisco located in Collin County, Texas, according to the maps or plats thereof, recorded in the Map Records of Numbers 20080502010001710, Collin County, Texas, under File 20080604010002100, 20080604010002090, 20090925010002470, 20140530010001690, 20130501010001250, 20121214010003210. 20140912010003030, 20160502010001700, 20140812010002590, 20130604010001600 along with any amendments or supplements thereto.

4. Recording Data for the Declaration:

- a) Villages of Stonelake Estates is subject to the Declaration of Covenants, Conditions, and Restrictions for Villages of Stonelake Estates Homeowners Association, Inc. which are filed in the real property records in Collin County, Texas as follows:
 - a. Filed Document: Declaration of Covenants, Conditions and Restrictions; Filed Date: September 26, 2006; Recording Information: 20060926001386640.
 - b. Filed Document: First Amendment and Restated Declaration of Covenants, Conditions and Restrictions; Filed Date: June 6, 2008; Recording Information: 20080606000687790.
 - c. Filed Document: Supplement Declaration of Covenants, Conditions and Restrictions; Filed Date: May 30, 2008; Recording Information: 2008530000650570.
 - d. Filed Document: Supplement to Declaration of Covenants, Conditions and Restrictions; Filed Date: August 25, 2008; Recording Information: 20080825001030080.

- e. Filed Document: Supplement to Declaration of Covenants, Conditions and Restrictions; Filed Date: October 1, 2008; Recording Information: 20081001001170140.
- f. Filed Document: Supplement to Declaration of Covenants, Conditions and Restrictions; Filed Date: October 10, 2010; Recording Information: 20061010001456490.
- g. Filed Document: First Amendment Declaration of Covenants, Conditions and Restrictions; Filed Date: March 13, 2009; Recording Information: 20090313000290450.
- h. Filed Document: Amendment to First Amendment to Declaration of Covenants, Conditions and Restrictions; Filed Date: January 6, 2009; Recording Information: 2009010600008130.
- i. Filed Document: Amendment to First Amendment to Declaration of Covenants, Conditions and Restrictions; Filed Date: May 29, 2009; Recording Information: 20090522000625040.
- i. Filed Document: Amendment to First Amendment to Declaration of Covenants, Conditions and Restrictions; Filed Date: October 25, 2010; Recording Information: 20101025001158460.
- k. Filed Document: Amendment to First Amendment to Declaration of Covenants, Conditions and Restrictions; Filed Date: November 22, 2010; Recording Information: 20101122001280910.
- 1. Filed Document: Fourth Amendment to Declaration of Covenants, Conditions and Restrictions; Filed Date: May 15, 2021; Recording Information: 20120515000567500.
- m. Filed Document: Fourth Amendment to Declaration of Covenants, Conditions and Restrictions; Filed Date: June 12, 2012; Recording Information: 20120612000695420.
- 5. Name and Mailing Address of the Association is: Villages of Stonelake Estates Homeowners Association, Inc. c/o FirstService Residential Texas, Inc., 14951 North Dallas Pkwy., Suite 600, Dallas, TX 75254.
- 6. Name and Mailing Address of Person Managing the Association or Its Designated Representative is: Villages of Stonelake Estates Homeowners Association, Inc. c/o FirstService Residential Texas, Inc., 14951 North Dallas Pkwy., Suite 600, Dallas, TX 75254.
- 7. Telephone Number to Contact the Association is: 214-871-9700.
- 8. Email Address to Contact the Association: Resale Certificates and other information regarding the Association may be requested by contacting the Association c/o FirstService https://www.fsresidential.com/texas/resale-and-lender-Residential via documents. Alternatively, you may contact the office for FirstService Residential by email at Mgmt-CertificateTX@fsresidential.com.

- 9. The Association's website is: https://villagesofstonelakeestates.connectresident.com.
- 10. Fees charged by the Association upon the sale or transfer of Property:
 - a. Resale Disclosure Package: \$375.00.
 - i. 1-2 days: \$500.00.
 - ii. 3-5 days: \$450.00.
 - b. Resale Disclosure Update (Within 60 days of Original Request): \$75.00.
 - c. Transfer Fee: \$340.00.
 - d. Refinance Certificate Fee: \$150.00.
 - i. 1-2 days: \$275.00.
 - ii. 3-5 days: \$225.00.
 - e. Developer to Builder Resale Fee: \$\$50.00 per 25.
 - f. HOA Questionnaire (optional): \$250.00.
 - g. Loan Estimate Questionnaire (optional): \$100.00.

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Executed on this the	*	day of October 2024.

VILLAGES OF STONELAKE ESTATES HOMEOWNERS ASSOCIATION, INC.

Jennifer Huerta, Market President of FirstService Residential Dallas Fort Worth, LLC

THE STATE OF TEXAS

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ACKNOWLEDGMENT

COUNTY OF DALLAS

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BEFORE ME, the undersigned notary public, on this the _____ day of October 2024 personally appeared, President of FirstService Residential Texas, Inc., and Managing Villages of Stonelake Estates Homeowners Association, Inc. known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that s/he executed the same for the purpose and in the capacity therein expressed and on behalf of the Association.



Notary Public in and for the State of Texas

E-RECORDED BY:

SEARS
BENNETT
& GERDES, LLP

6548 Greatwood Pkwy.

SUGAR LAND, TEXAS 77479

Collin County Honorable Stacey Kemp Collin County Clerk

Instrument Number: 2024000126453

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: October 15, 2024 08:12 AM Number of Pages: 5

" 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: 2024000126453 CSC

Receipt Number: 20241015000006

Recorded Date/Time: October 15, 2024 08:12 AM

User: Devon O Station: Station 4



STATE OF TEXAS COUNTY OF COLLIN

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 Public Records of Collin County, Texas.

Drace Kimp

Honorable Stacey Kemp Collin County Clerk Collin County, TX