



VG-364-2021-202100357909

Dallas County
John F. Warren
Dallas County Clerk

Instrument Number: 202100357909

Real Property Recordings

Recorded On: December 01, 2021 11:16 AM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$30.00

***** 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: 202100357909
Receipt Number: 20211201000563
Recorded Date/Time: December 01, 2021 11:16 AM
User: Sebastian O
Station: CC19

Record and Return To:

VILLAGE ASSOCIATION MANAGEMENT, LLC
PO BOX 460057
GARLAND TX 75046



STATE OF TEXAS

Dallas County

**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

PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE

Name of Subdivision: Valley Creek No. 5, an addition to the City of Garland, Dallas County, Texas

Name of Association: Valley Creek No. 5 Homeowners Association, Inc.

Mailing Address of the Association: Valley Creek No. 5 Homeowners Association, Inc.
c/o Village Association Management, LLC
P.O. Box 460057, Garland, TX 75046-0057
Association Website: NONE

Name and contact information of the person or entity managing the Association:

Entity: Village Association Management, LLC
Person: Mary Kathryn Lightsey
Mailing Address: P.O. Box 460057, Garland, TX 75046-0057
Phone: (214) 552-1629 Fax: (877) 568-9199
Email: info@villagemgmt.com Website: www.villagemgmt.com

<u>Recording Information for Governing Documents</u>	
Document Title	Recording Information
Declaration of Covenants, Restrictions and Conditions The Villages of Valley Creek No. 5 Garland, TX	On or about January 30, 1989, Volume 89019, Page 2933 et seq., Real Property Records of Dallas County, Texas together with any other filings of records.

Additional Information and Fees Charged in Connection with a Transfer of Ownership

1. Resale Certificate Fee is currently \$280.00 but will not exceed \$375.00
2. Buyer's Capital Contribution (Contribution to the Reserve) is \$150.00
3. Valley Creek No. 5 HOA is a mandatory property owners association. Buyers are advised to independently examine the use restrictions to thoroughly understand the maintenance and usage requirements.
4. All governing documents are posted on the Association's page of the management company's website www.villagemgmt.com.
5. All changes to the unit exterior require preapproval from the ACC.
6. The swimming pool and park on Mars Drive do not belong to Valley Creek No. 1 HOA and its members do not automatically have access to that facility.

Signed this 13 day of November, 2021

By:



Mary Kathryn Lightsey
Village Association Management, L.L.C.
Managing Agent for Valley Creek No. 5 HOA, Inc.

PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE

NOTARY'S ACKNOWLEDGEMENT

STATE OF TEXAS
COLLIN COUNTY

On this 13 day November, 2021 before me personally appeared Mary Kathryn Lightsey, to me known to be the person described in and who executed the foregoing instrument and acknowledged to me that he/she executed the same as his/her free act and deed.

Amber Medlin

Notary Public in and for the State of Texas

