



VG-364-2021-202100357911

Dallas County
John F. Warren
Dallas County Clerk

Instrument Number: 202100357911

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: 202100357911
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' MANAGEMENT CERTIFICATE

Name of Subdivision: **Park North Home Owners' Association, Inc.**, an addition to the City of Garland,
Dallas County, Texas

Name of Association: **Park North Home Owners' Association, Inc.**

Mailing Address of the Association: **Park North HOA, Inc.**
P.O. Box 460068, Garland, TX 75046-0068
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 and Restrictions (Original Declaration) | Real Property Records of Dallas County Date: March 10, 1973 Volume: 74076, Page 0697 et seq. |
| Amended and Restated Declaration of Covenants and Restrictions | Real Property Records of Dallas County, Texas Date: February 13, 1978 Volume: 70829, Page: 2124 et seq. |
| First Supplement to Notice of Filing of Dedicatory Instruments for Park North Amended and Restated Declaration of Covenants and Restriction (The 1985 Amended Declaration) | Real Property Records of Dallas County, Texas Instrument Number: 201100254356 Date: 09/28/2011 Time: 10:27:56 A.M. Exhibit "A" |
| Second Amendment to the Amended and Restated Declaration of Covenants and Conditions (For Park North Townhomes) <i>Purpose: Amendment to replace Plat of Park North Townhomes withdrawing the Patio Homes from the Association boundaries</i> | Dallas County Property Records Instrument No. 201300384192 Date: 12/23/2013 Time: 10:02:48 |
| Amended and Restated Declaration of Covenants and Restrictions | Dallas County Public Records Document Number: 201800260974 Date: September 28, 2018 Time: 09:23:36 A.M. |

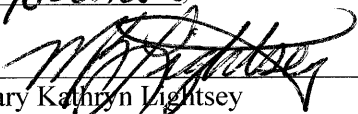
PROPERTY OWNERS' MANAGEMENT CERTIFICATE

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 \$255.00
3. Park North 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. Park North HOA is an association containing eighteen lots.
5. The HOA mows front yards and common areas, repairs and controls front yard and common area irrigation and trims the front hedges in yards and common areas.
6. All changes to the unit exterior require preapproval from the ACC.

Signed this 13 day of November, 2021


By: _____


Mary Kathryn Lightsey
Village Association Management, L.L.C.
Managing Agent for Park North HOA, Inc.

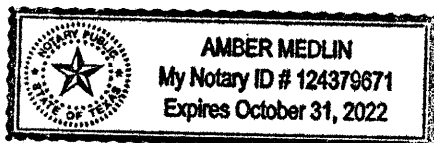
NOTARY'S ACKNOWLEDGEMENT

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.



Notary Public in and for the State of Texas



After Recording, Return to:
Park North HOA, Inc.
P.O. Box 460068
Garland, TX 75046-0068