

**PROPERTY OWNERS ASSOCIATION  
MANAGEMENT CERTIFICATE  
FOR  
RAVEN'S NEST**

**STATE OF TEXAS**                   §  
  §       **KNOW ALL MEN BY THESE PRESENTS:**  
**COUNTY OF DALLAS**           §

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 **Raven's Nest Owners Association**.

1. The name of the subdivision is Raven's Nest.
2. The name of the association is Raven's Nest Owners Association.
3. The recording data for the subdivision is as follows:

Subdivision

Recording Data

Raven's Nest

Final Plat of Raven's Nest recorded  
February 22, 2001, as Instrument No.  
200101291418, Real Property  
Records, 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 Raven's Nest recorded on or about March 9, 2001, under Instrument No. 200101308087 and at Volume 2001048, Page 06877 *et seq.* of the Real Property Records of Dallas County, Texas.

5. The name and mailing address of the association:

Raven's Nest Owners Association  
c/o MAC Group Management Company  
5605 FM 423, Suite 500, PMB 418  
Frisco, Texas 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:

MAC Group Management Company  
Attention: Renae Walters  
5605 FM 423, Suite 500, PMB 418  
Frisco, Texas 75036

Telephone: 469-939-4928

Email: [info@themacgroupco.com](mailto: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 <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

Transfer Fee \$200.00

9. Other information the association considers appropriate:

Resale contact is [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 1st day of September, 2021.

**Raven's Nest Owners Association,**  
a Texas non-profit corporation

By: Stephanie Smith

Printed Name: Stephanie Smith

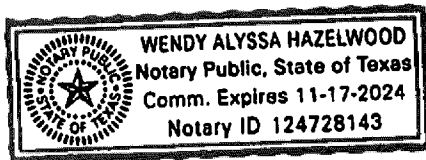
Title: Managing Agent

**ACKNOWLEDGMENT**

STATE OF TEXAS §

COUNTY OF Dallas §

This instrument was acknowledged before me on the 1<sup>st</sup> day of September, 2021, by Sephanie Smith, Managing agent of Raven's Nest Owners Association, a Texas non-profit corporation, on behalf of said non-profit corporation.



Wendy Alyssa Hazelwood  
Notary Public in and for the State of Texas

My Commission Expires: 11.17.2024

F/ManagementCertificates/2021/Raven'sNest

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

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**Instrument Number:** 202100310285

eRecording - Real Property

Recorded On: October 19, 2021 09:24 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: 202100310285  
Receipt Number: 20211018000368  
Recorded Date/Time: October 19, 2021 09:24 AM  
User: Kamesha W  
Station: CC51

**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