

Denton County
Juli Luke
County Clerk

Instrument Number: 197704

ERecordings-RP

MISCELLANEOUS

Recorded On: October 27, 2021 01:24 PM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: \$42.00

***** 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: 197704
Receipt Number: 20211027000488
Recorded Date/Time: October 27, 2021 01:24 PM
User: Debra B
Station: Station 42

Record and Return To:

Simplifile



STATE OF TEXAS
COUNTY OF DENTON

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 Denton County, Texas.

Juli Luke
County Clerk
Denton County, TX

PROPERTY OWNERS ASSOCIATION 7TH AMENDED MANAGEMENT CERTIFICATE FOR
CASTLEWOOD HOMEOWNERS' ASSOCIATION, INC.

This Management Certificate is recorded pursuant to Section 209.004 of the Texas Property Code.

This amends all prior Management Certificates filed for this association.

Per Texas Property Code 209.004 "The County Clerk of each county in which a Management Certificate is filed as required by this section shall record the Management Certificate in the real property records of the county and index the document as a "Property Owners' Association Management Certificate"

State of Texas §

County of Denton §

1. Name of Subdivision: Castlewood HOA
2. Subdivision Location: Denton County
3. Name of Homeowners Association: Castlewood Homeowners' Association, Inc.
4. Recording Data for Association: The recording data for the subdivision is: (i) Castlewood Section One, an Addition to the City of Highland Village, Denton County, Texas, according to the Plat thereof recorded as Document No. 97-R00E8751 In Cabinet N, Page 113, of the Map Records of Denton County, Texas; (ii) Castlewood Section Two – I, an Addition to the City of Highland Village, Denton County, Texas, according to the Plat thereof recorded as Document No 98-R0018832 in Cabinet O, Page 247 of the Map Records of Denton County, Texas; (iii) Chapel Creek Estates, an Addition to the City of Copper Canyon, Denton County, Texas, according to the Plat thereof recorded as Document No 98-R0086081 in Cabinet P, Page 132 of the Map Records of Denton County, Texas; (iv) Castle wood Section Three – I – A, an Addition to the City of Highland Village, Denton County, Texas, according to the Plat thereof recorded as Document No. 99-R0021471 in Cabinet Q, Page 42 of the Map Records of Denton County, Texas; (v) Castlewood Section Three – II – A, an Addition to the City of Highland Village, Denton County, Texas, according to the Plat thereof recorded as Document No 99-R0050420 in Cabinet Q, Page 144 of the Map Records of Denton County, Texas; (vi) Castlewood Section Three – I – B, an Addition to the City of Highland Village, Denton County, Texas, according to the Plat thereof recorded as Document No 99-R0050421 in Cabinet Q, Page 146 of the Map Records of Denton County, Texas; (vii) Castlewood Section Three – II – B, an Addition to the City of Highland Village, Denton County, Texas, according to the Plat thereof recorded as Document NO. 2000-R0121466 in Cabinet S, Page 396 of the Map Records of Denton County, Texas; (viii) Castlewood Section Three – I – C, an Addition to the City of Highland Village, Denton County, Texas, according to the Plat thereof recorded as Document No 2000-R0121465 in Cabinet S, Page 394 of the Map Records of Denton County, Texas; (ix) Castlewood Section Three – I – D, an Addition to the City of Highland Village, Denton County, Texas, according to the Plat thereof recorded as Document No 2000-R0121450 in Cabinet S, Page 392 of the Map Records of Denton County, Texas; (x) Castlewood Section IV (I), an Addition to the City of Highland Village, Denton County, Texas, according to the Plat thereof recorded as Document No. 00-R0069964 in Cabinet S, Page 116 of

the Map Records of Denton, County, Texas; and (xi) Castlewood Section IV (II), an Addition to the City of Highland Village, Denton County, Texas, according to the Plat thereof recorded as Document No. 2003-R0069396 in Cabinet V, Page 18 of the Map Records of Denton County, Texas.

5. Recording Data for Declaration: The Declaration is recorded under clerk's file number 97-R0044273 in the Land Records of Denton County, Texas; the Declaration has been amended and/or supplemented by instruments recorded in (i) clerk's file number 97-R0044274; (ii) clerk's file number 97-R0066634; (iii) clerk's file number 98-R0118851; (iv) clerk's file number 99-R0033177; (v) clerk's file number 99-R0124933; (vi) clerk's file number 99-R0124935; (vii) clerk's file number 00-R0097901; (viii) clerk's file number 2001-R0000459; (ix) clerk's file number 2001-R0022599; (x) clerk's file number 2001-R0022600; (xi) clerk's file number 2003-R0074783; and (xii) clerk's file number 2004-97061 in the Land Records Denton County, Texas and as may be further amended and/or supplemented.

The following items are filed under Document Number 160484 in the Denton County Records:

- Articles of Incorporation are filed and attached with this Certificate.
- First Amendment to By-Laws of Castlewood Homeowners Association, Inc. are filed and attached to this Certificate.

Billing Policy and Payment Plan Guidelines dated 1/13/2017 are filed under Document Number 7817 in Denton County.

Violation Enforcement Resolution, Violation Schedule, Violation Procedure, Forced Maintenance Procedure for the Castlewood Homeowners' Association, Inc. dated 9/7/2017 are filed under Instrument Number 112886.

Design Guidelines and Review Procedures for Residential Modifications is filed under Instrument Number 118602.

Seventh Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments pertaining to the below is filed under Document No. 165080.

6. Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowner's association.

Update to Mailing Address and Contact Information as filed under Document No. 20180917000406

Mailing Address and Contact Information for the Association and the Managing Agent:

Spectrum Association Management
17319 San Pedro Ave, #318
San Antonio, TX 78232
contact@spectrumam.com
210-494-0659
www.spectrumam.com/homeowners

8. Fee(s) related to Property Transfer:

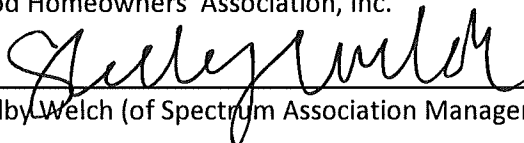
- Administrative Transfer Fee - \$200.00
- Resale Package = \$375.00
 - Rush for Resale Package:
 - 1 business day = \$120.00 / 3 business days = \$95.00
 - Add a Rush to an existing order = \$75.00 + Cost of a Rush
 - Update for Resale Package:
 - 1-14 days = \$15.00 / 15-180 days = \$50.00
- Statement of Account only = \$120.00
 - Rush for Statement of Account only:
 - 1 business day = \$110.00 / 3 business day = \$85.00
 - Update for Statement of Account only:
 - 1-30 days - No Cost / 31-45 days = \$50.00 / 46-90 days = \$50.00
- Association Transfer Fee - \$200.00

Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of the Association, together with obtaining an official Resale Certificate, and performing a comprehensive physical inspection of the lot/home and common areas prior to purchase.

THE PURPOSE OF THIS CERTIFICATE IS TO PROVIDE INFORMATION SUFFICIENT FOR A TITLE COMPANY TO CORRECTLY IDENTIFY THE SUBDIVISION AND TO CONTACT ITS GOVERNING ASSOCIATION. THIS CERTIFICATE DOES NOT PURPORT TO IDENTIFY EVERY PUBLICLY RECORDED DOCUMENT AFFECTING THE SUBDIVISION, OR TO REPORT EVERY PIECE OF INFORMATION PERTINENT TO THE SUBDIVISION. NO PERSON SHOULD RELY ON THIS CERTIFICATE FOR ANYTHING OTHER THAN INSTRUCTIONS FOR CONTACTING THE ASSOCIATION IN CONNECTION WITH THE TRANSFER OF TITLE TO A HOME IN THE SUBDIVISION. THE REGISTERED AGENT FOR THE ASSOCIATION IS ON FILE WITH THE TEXAS SECRETARY OF STATE.

Signed this 25th day of October, 2021.

Castlewood Homeowners' Association, Inc.

By: 
Shelby Welch (of Spectrum Association Management), Managing Agent

State of Texas §

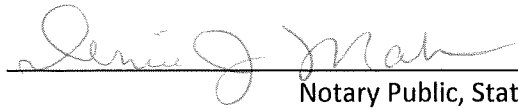
County of Bexar §

This instrument was acknowledged and signed before me on 25th,

October, 2021 by Shelby Welch, representative of Spectrum Association

Management, the Managing Agent of Castlewood Homeowners' Association, Inc., on behalf of said

association.



Notary Public, State of Texas

After Recording, Return To:
Spectrum Association Management
Attn: Transitions
17319 San Pedro Ave., Ste. #318
San Antonio, TX 78232

