



VG-342-2023-94744

Denton County
Juli Luke
County Clerk

Instrument Number: 94744

Real Property Recordings

MISCELLANEOUS

Recorded On: September 01, 2023 12:24 PM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$34.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******

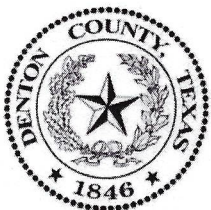
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 94744
Receipt Number: 20230901000344
Recorded Date/Time: September 01, 2023 12:24 PM
User: Nolan A
Station: Station 2

Record and Return To:

JALEE MCDONALD



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

STATE OF TEXAS §
 §
COUNTY OF DENTON §

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE FOR
ELDORADO ESTATES WEST HOME OWNERS' ASSOCIATION, INC.**

This MANAGEMENT CERTIFICATE (this "*Certificate*") is made on behalf of ELDORADO ESTATES WEST HOMEOWNERS' ASSOCIATION, INC., a Texas non-profit corporation (the "*Association*").

WITNESSETH:

WHEREAS, that certain Declaration of Covenants, Conditions and Restrictions for Eldorado Estates West Homeowners' Association Inc, (the "*Declaration*"), was filed on April 17, 2003, and is recorded as Instrument No. #2003-R0057873 in the Official Public Records of Denton County, Texas, which Declaration, as supplemented or amended, is incorporated herein for all purposes.

WHEREAS, the Association has caused this Certificate to be prepared and filed in accordance with the provisions of the Texas Residential Property Owners Protection Act as provided in Section 209.004 of the Texas Property Code.

NOW, THEREFORE, the undersigned hereby certifies as follows on behalf of the Association:

1. **Name of the Subdivisions.** The subdivision is known generally as Eldorado Estates West Homeowners' Association Inc, and the plats for said subdivision are denominated as follows: Eldorado Estates West.
2. **Name and Mailing Address of the Association.** The name of the Association is Eldorado Estates West Homeowners' Association, Inc. The mailing address for the Association is 1079 W Round Grove RD #300-355 Lewisville, TX 75067
3. **Recording Data for the Subdivision.** The recording data for each plat in the subdivision in the Official Public Records of Denton County, Texas.
4. **Recording Data for the Declaration.** The Declaration is recorded as Instrument No. 2003-R0057873 in the Official Public Records of Denton County, Texas.
5. **Name of and Contact Information for the Managing Agent of the Association.** The Association's managing agent is Accelerated Association Management Company., 1079 W Round Grove Rd #300-355 Lewisville, TX 75067.; telephone 972-372-0752; facsimile 972-372-0680; and email admin@acceleratedmgmt.com.

6. **Website.** The Association's website may be found at www.acceleratedmgmt.com
7. **Fees Due Upon Property Transfer.** The maximum fees to be charged relating to a property transfer are: (i) \$375 as resale disclosure/estoppel fee; (ii) The maximum fee to be charged for transfer is \$300; (iii) The maximum resale fees to be charged for a resale certificate/estoppel update; is \$75; (iv) The maximum fees to be charged for a rush fee is \$200; (v) The maximum fees to be charged for a Lender Questionnaire - Standard is \$225; (vi) The maximum fees to be charged for a Lender Questionnaire - Custom is \$275.00.
8. **Resale Certificates.** Resale Certificates may be requested by contacting the Association c/o Accelerated at www.acceleratedmgmt.com

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed on behalf of the Association in compliance with Section 209.004 of the Texas Property Code and serves to replace all Management Certificates previously filed by the Association.

ASSOCIATION:

**ELDORADO ESTATES WEST
HOMEOWNERS' ASSOCIATION, INC.**

IN WITNESS WHEREOF, this management Certificate is hereby executed by its duly authorized agent on this 27 day of August, 2023.

By: _____
Jamie Morris, Accelerated Association Management Company, INC,

Sworn to, acknowledged, and subscribed before me, under my official hand and seal of office this 23rd day of August, 2023 by Jamie Morris agent for Eldorado Estates West HOA

After Recording Please Return To:
AAMC
1079 W. Round Grove Rd
300-355
Lewisville, TX 75067

Ashley Hughs Washer
Notary Public

State of Texas

Ashley Hughs Washer
Printed Name

My Commission Expires: 2-11-2026

