

VG-31-2024-106269

Denton County
Juli Luke
County Clerk

Instrument Number: 106269

Real Property Recordings

AMENDMENT

Recorded On: October 01, 2024 10:05 AM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$33.00

***** 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: 106269
Receipt Number: 20241001000164
Recorded Date/Time: October 01, 2024 10:05 AM
User: Jessica S
Station: Station 9

Record and Return To:

stefanie tull



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 AMENDED MANAGEMENT CERTIFICATE FOR

CONDOMINIUM OWNERS' ASSOCIATION- UNICORN LAKE, PHASE II, 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: Unicorn Lake Medical Office Facility- Phase II
2. Name of Association: Condominium Owners Association- Unicorn Lake, Phase II, Inc
3. Recording Data for Subdivision:
Plat is filed at the County recorded in Cabinet Y, Page 686.
4. Recording Data for Association Declaration and any amendments:
 - a. Original Declaration of Covenants, Conditions & Restrictions for Unicorn Lake Medical & Professional Village- Phase II executed on September 13, 2010 at Instrument #2010-90428, and correction filed on September 23, 2010, and recorded under Instrument #2010-94682 in the Official Property Records of Denton County, Texas, including any amendments thereof, additions, annexations and supplements.
 - b. The Amendments are recorded as Instrument #2011-20115 (March 11, 2011), Instrument #2011-113521 (November 29, 2011), Instrument #2012-10300 (February 1, 2012), Instrument No 2012-64396 (June 18, 2012) and Instrument #2012-76271 (July 16, 2012) in the Official Public Records of Denton County, Texas, including all amendments thereof and supplements thereto.
 - c. All Bylaws and all amendments and supplements thereto remain in full force & effect.
5. Mailing address and contact information for the association and the managing agent:

Condominium Owners Association- Unicorn Lake, Phase II, Inc
Stag Property Management
1720 Westminster Street
Denton, TX 76205
Phone: (940) 400-7824
Email: info@stagpm.com
Website: www.stagpm.com

6. The Association's Dedicatory Instruments are available at: www.stagpm.com

7. Fees:


- a. Resale Certificate: \$250.00
- b. Transfer Fee: \$150.00
- c. Rush Fee: \$75.00

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

THE PURPOSE OF THIS CERTIFICATION 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 PERSON SHOULD RELY ON THIS CERTIFICATE FOR ANYTHING OTHER THAN INSTRUCTIONS FOR CONTACTING THE ASSOCIATION IN CONNECTION WITH THE TRANSFER OF TITLE. THE REGISTERED AGENT FOR THE ASSOCIATION IS ON FILE WITH THE TEXAS SECRETARY OF STATE.

Signed this 18th day of September, 2024

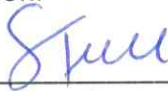
Condominium Owners' Association- Unicorn Lake, Phase II, Inc



Authorized Agent for Unicorn Lake, Phase II Owners Association

STATE OF TEXAS
COUNTY OF DENTON

This instrument was acknowledged before me on Sept 18, 2024, by Dr Amit Dhameja, authorized agent for Condominium Owners' Association- Unicorn Lake, Phase II, Inc on behalf of said association.



Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Stag Property Management
1720 Westminster Street
Denton, Texas 76205

