



\*VG-418-2023-128875\*

Denton County  
Juli Luke  
County Clerk

**Instrument Number:** 128875

Real Property Recordings  
PROPERTY ASSOC MGMT CERT

Recorded On: December 06, 2023 09:50 AM

Number of Pages: 3

**" Examined and Charged as Follows: "**

Total Recording: \$34.00

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

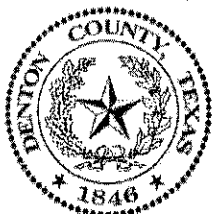
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 128875  
Receipt Number: 20231206000102  
Recorded Date/Time: December 06, 2023 09:50 AM  
User: Melissa K  
Station: Station 43

**Record and Return To:**

AAMC  
2651 SAGEBRUSH #116  
FLOWER MOUND TX 75028



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

**MANAGEMENT CERTIFICATE**  
**For**  
**SUNCREST WEST HOMEOWNERS' ASSOCIATION, LLC**

Pursuant to the provisions of Section 209.004 of the Texas Property Code, the undersigned property owner's association hereby records this management Certificate for SUNCREST WEST Homeowners' Association.

1. Name of the subdivision:  
SUNCREST WEST
2. Name of the association:  
SUNCREST WEST HOMEOWNER ASSOCIATION, LLC
3. Recording data for the subdivision:  
The Declaration, Bylaws, and Plats to the subdivision and any amendments, supplements and additions thereto have been recorded in the Denton County Clerk's office.
4. Recording data for the declaration:  
This subdivision is subject to the Declaration of Covenants, Conditions, and Restrictions for SUNCREST WEST, recorder on January 15, 2012, as Document No. 20121441 Real Property Records, Denton County, Texas, as it may be amended or supplemented from time to time.
5. Mailing address of the association:  
SUNCREST WEST HOMEOWNER ASSOCIATION, LLC  
C/O ACCELERATED ASSOCIATION MANAGEMENT COMPANY, LLC  
2651 Sagebrush Dr #116, Flower Mound, TX 75028
6. The Managing agent of record:  
ACCELERATED ASSOCIATION MANAGEMENT COMPANY, LLC  
2651 Sagebrush Dr #116, Flower Mound, TX 75028
7. **Website.** The Association's website may be found at [www.acceleratedmgmt.com](http://www.acceleratedmgmt.com)
8. **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.
9. **Resale Certificates.** Resale Certificates may be requested by contacting the Association c/o Accelerated at [www.acceleratedmgmt.com](http://www.acceleratedmgmt.com)

**SUNCREST WEST HOMEOWNER ASSOCIATION, LLC**

IN WITNESS WHEREOF, this management Certificate is hereby executed by its duly authorized agent on this 5 day of December, 2023.

By: [Signature]  
Jamie Morris- Accelerated Association Management Company, LLC,

Sworn to, acknowledged and subscribed before me, under my official hand and seal of office this 5th day of December, 2023.

[Signature]  
Notary Public

State of Texas

Ashley Hughes Washer  
Printed Name

My Commission Expires: 2-11-2026

After Recording Please Return To:

AAMC  
2651 Sagebrush DR #116  
Flower Mound, TX 75028  
[info@acceleratedmgmt.com](mailto:info@acceleratedmgmt.com)  
972-372-0752 (o)  
972-372-0680 (f)

