

**Denton County  
Juli Luke  
County Clerk**

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**Instrument Number:** 184655

ERecordings-RP

PROPERTY ASSOC MGMT CERT

Recorded On: October 06, 2021 03:13 PM

Number of Pages: 3

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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: 184655  
Receipt Number: 20211006000654  
Recorded Date/Time: October 06, 2021 03:13 PM  
User: Joy R  
Station: Station 19

**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

### **MANAGEMENT CERTIFICATE**

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.

This MANAGEMENT CERTIFICATE (this "Certificate") is made effective as of September 1, 2021 by Eldorado Estates Phase III Homeowners' Association, Inc., a Texas non-profit corporation (the "Association").

### **WITNESSETH:**

WHEREAS, the Declarant for Eldorado Estates Phase III has previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for Eldorado Estates Phase III filed of record on or about April 17, 2003 (the "Declaration") and recorded at Document Number #2003-R0057873 in the Real Property Records of Denton County, Texas, which Declaration is incorporated herein for all purposes.

WHEREAS, Declarant has created the Association for the benefit Eldorado Estates Phase III.

WHEREAS, the Association was duly formed on April 17, 2003, as Eldorado Estates Phase III Homeowners' Association, Inc.

WHEREAS, the Association has caused this Certificate to be prepared and filed in accordance with the provisions of the Texas Property Code as provided in Section 209 of the Texas Property Code.

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

1. Name of the Subdivision. The name of the subdivision which is subject to the Declaration is Eldorado Estates Phase III.
2. Name of the Association. The name of the Association is the Eldorado Estates Phase III Homeowners' Association, Inc. and is located at Denton County, Texas. The mailing address for the Association is The MAC Group, 5605 FM 423 Suite 500 PMB #418, Frisco, TX 75036.
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. The Declaration for the Association was filed on or about April 17, 2003 (the "Declaration") recorded at Document Number #2003-R0057873 in the Real Property Records of Denton County, Texas; which Declaration is incorporated herein for all purposes and any amendments or supplements thereto.

The Declaration was amended as follows:

- On or about July 17, 2007 at Instrument #2007-84817.

5. The Name and Mailing Address of Managing Agent. The Association's managing agent is:

The MAC Group  
5605 FM 423 Suite 500 PMB #418  
Frisco, TX 75036

6. Manager of the Association. The telephone number for the manager of the Association is 469-939-4928 and the email address for the manager of the Association is info@themacgroupco.com.

7. Website for the Association. The website for the Association is https://app.townsq.io/login.

8. Resale Certificates: Resale Certificates may be requested by contacting The MAC Group at resales@themacgroupco.com or by going online to www.homewisedocs.com. The cost of a Resale Certificate is as follows: \$350.00 Resale Fee payable to The MAC Group and \$200.00 Transfer Fee payable to The MAC Group, as well as an additional \$100.00 working cap fee payable to Eldorado Estates Phase III.

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed as of the date first above written.

ASSOCIATION:

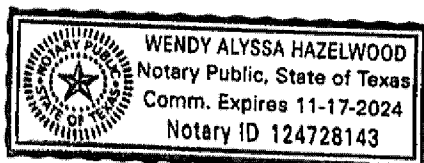
Eldorado Estates Phase III Homeowners' Association, Inc., a Texas non-profit corporation

By: Stephanie Smith  
Authorized Representative for  
Eldorado Estates Phase III Homeowners'  
Association, Inc.

THE STATE OF TEXAS §  
COUNTY OF DENTON §

This instrument was acknowledged before me on this 1<sup>st</sup> day of September 2021 by Stephanie Smith Authorized Representative for Eldorado Estates Phase III Homeowners' Association, Inc., a Texas non-profit corporation, on behalf of such corporation.

Notary Public in and for the State of Texas



Wendy Hazelwood  
Notary Public Signature