



VG-16-2024-121437

**Denton County
Juli Luke
County Clerk**

Instrument Number: 121437

Real Property Recordings

AFFIDAVIT

Recorded On: November 07, 2024 03:34 PM

Number of Pages: 28

" Examined and Charged as Follows: "

Total Recording: \$133.00

******* 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: 121437
Receipt Number: 20241107000508
Recorded Date/Time: November 07, 2024 03:34 PM
User: John C
Station: Station 18

Record and Return To:

WOODGATE NEIGHBORHOOD ASSOCIATION INC
3108 OLD DENTON RD
STE 115 BOX 221
CARROLLTON TX 75007



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 MANAGEMENT CERTIFICATE

WOODGATE NEIGHBORHOOD ASSOCIATION, INC.

STATE OF TEXAS §

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COUNTY OF DENTON §

WOODGATE NEIGHBORHOOD ASSOCIATION, INC., a Texas non-profit corporation, files this Property Owners Association Management Certificate to supersede all prior Management Certificates, as follows:

- 1) The name of the Subdivision is WOODGATE.
- 2) The name of the Association is WOODGATE NEIGHBORHOOD ASSOCIATION, INC.
- 3) The Subdivision governing documents are recorded in the Records of Denton County, Texas, and are included as a downloadable document herein.
(<https://hoa.texas.gov/>)
- 4) The name and mailing address of the Association is:
 - a) WOODGATE NEIGHBORHOOD ASSOCIATION, INC., 3108 Old Denton Road, Suite 115, Box #221, Carrollton, TX 75007
- 5) The name, mailing address, telephone number, and email address of the Association's Designated Representative is:
 - a) President, WOODGATE NEIGHBORHOOD ASSOCIATION, INC., 3108 Old Denton Road, Suite 115, Box #221, Carrollton, TX 75007
 - b) Email: president@woodgateneighbors.com
 - c) (214) 695-4541
- 6) The Association's website address is: www.woodgateneighbors.com
- 7) The following fees are charged by the Association relating to a property on the Subdivision:
 - a) Resale Certificate Fee-\$0
 - b) Annual Assessment Fee (Dues) \$75.00

8) Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the Association as well as to perform a physical inspection of the property and common areas, prior to purchase. This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision or Association. No person should rely on this Management Certificate for anything other than for identifying and contacting the Association.

SIGNED THIS 7th DAY OF November, 2024

BY: Sarah Eaton, on behalf of Woodgate Neighborhood Association, Inc.

PRINT NAME: Sarah Eaton

STATE OF TEXAS §

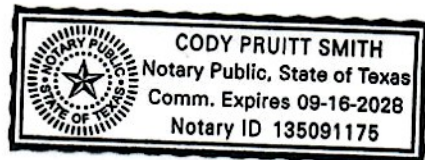
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COUNTY OF DENTON §

BEFORE ME, the undersigned authority for WOODGATE NEIGHBORHOOD ASSOCIATION, INC., on this day, personally appeared Sarah Eaton and acknowledged to me that they executed the same for the purposes and in the capacity therein expressed.

Given under my hand and seal of office this the 7th day of November, 2024

Cody Pruitt Smith
Notary Public, State of Texas



Woodgate Neighborhood Association, Inc.

Additional documents filed with Denton County on November 7, 2024 as a part of the Property Owners Association Management Certificate; Document Number 121437:

- (1) Articles of Incorporation, updated for copy clarity.
- (2) Declaration of Covenants, Conditions, and Restrictions, originally recorded in Denton County on February 8, 1995. Document Number: 95-R0008309
- (3) Bylaws of WNA, Inc. approved on October 19, 2024 to take effect on January 1, 2025. Recorded as part of this certificate on November 7, 2024.