

VG-342-2025-62847

**Denton County
Juli Luke
County Clerk**

Instrument Number: 62847

Real Property Recordings

MISCELLANEOUS

Recorded On: June 09, 2025 04:28 PM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$37.00

******* 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.

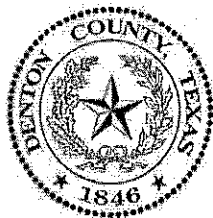
File Information:

Document Number: 62847
Receipt Number: 20250609000669
Recorded Date/Time: June 09, 2025 04:28 PM
User: Maria L
Station: Station 17

Record and Return To:

AAMC
2651 SAGEBRUSH DR #104

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

ASSOCIATION OF CHAUCER ESTATES

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"

1. Name of Subdivision: Chaucer Estates
2. Subdivision Location: Denton County
3. Name of Homeowners Association: Association of Chaucer Estates
4. Recording Data for Association: Chaucer Estates, Phase 1, according to the map or plat thereof filed on January 11, 1993 and recorded in cabinet I, Page 169, Plat Records, Denton County, Texas and Amended Plat of Chaucer Estates, Phase 1, according to the map or plat thereof filed on March 18, 1994 and recorded in Cabinet K, Page 178, Plat Records, Denton County, Texas and Chaucer Estates, Phase 2, according to the map or plat thereof filed on June 30, 1994 and recorded in Cabinet K, Page 257, Plat Records, Denton County, Texas and Amended Record Plat of Chaucer Estates Phase 2, according to the map or plat thereof filed on November 15, 2000 and recorded in Cabinet P Page 304, Plat Records Denton County, Texas and Correction of Plat filed November 15, 2000 and recorded in Volume 4717, Page 385, Real Property Records, Denton County.
5. Recording Data for Declaration: Declaration of Covenants, Conditions and Restrictions for Chaucer Estates filed on January 11, 1993 and recorded in Volume 3423, Page 178 of the Real Property Records of Denton County, Texas and First Amendment to the Declaration of Covenants, Conditions and Restrictions for Chaucer Estates filed on January 19, 1994 in Index No. 94-R0005109, Real Property Records, Denton County, Texas and Second Amendment to the Declaration of Covenants, Conditions and Restrictions for Chaucer Estates filed on March 18, 1994 and recorded in Index No. 94-R0022071, Real Property Records of Denton County, Texas and Third Amendment to the Declaration of Covenants, Conditions and Restrictions for Chaucer Estates filed on March 18, 1994 and recorded in Index No. 94-R0022070, Real Property Records, Denton County, Texas and Supplemental Declaration of Covenants, Conditions and Restrictions for Chaucer Estates filed on June 30, 1994 and recorded in Index No. 94-R0051963 and re-filed in Index No. 96-R0050979, Real Property Records, Denton County, Texas and Fourth Amendment to The Declaration of Covenants, Conditions and Restrictions for Chaucer Estates filed on December 22, 1994 and recorded in Index No. 94-R0093661, Real Property Records, Denton County, Texas and Fifth Amendment to The Declaration of Covenants, Conditions and

Restrictions for Chaucer Estates filed on April 21, 1998 and recorded in index No. 98-R0031411, Real Property Records, Denton County, Texas and Sixth Amendment to The Declaration of Covenants, Conditions and Restrictions for Chaucer Estates filed on April 23, 1999 and recorded in Volume No. 4324, Page 336, Real Property Records, Denton County, Texas. Real Property Records, Denton County, Texas and Seventh Amendment to The Declaration of Covenants, Conditions and Restrictions for Chaucer Estates filed on January 28, 2014 and recorded in Document No. 2014-7563, Real Property Records, Denton County, Texas. Real Property Records, Denton County, Texas and Eight Amendment to The Declaration of Covenants, Conditions and Restrictions for Chaucer Estates filed on November 10, 2020 and recorded in Document No. 183034, Real Property Records, Denton County, Texas.

Articles of Incorporation, Bylaws, First Amendment to the Bylaws, Second Amendment to the Bylaws, and Architectural Design Standards for Chaucer Estates are recorded in Certificate and Memorandum of Recording of Association Documents for the Association of Chaucer Estates filed in Denton County under Volume 4497, Page 2911.

Consent filed on August 14, 1998 and recorded in Volume 4154, Page 1539, Real Property Records of Denton County, Texas.

Certificate of Resolution of the Board of Directors of The Association of Chaucer Estates with Respect to the Application of Payments filed on January 2, 2001 and recorded in Volume 4745, Page 1796, Real Property Records, Denton County, Texas

Certificate of Ratification and promulgation of Community Association Violation Enforcement Policy for the Association of Chaucer Estates filed on February 6, 2002 and recorded in volume 5018, Page 228, Real Property Records, Denton County, Texas

Association of Chaucer Estates Billing Policy and Payment Plan Guidelines dated 9/27/2017 is filed under Instrument Number 121187.

Violation Enforcement Resolution for the Association of Chaucer Estates is filed under Instrument No. 19727

6. Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowners association:

Update to Mailing Address and Contact Information was filed under Document No. 110375.

7. Mailing Address and Contact Information for the Association and the Managing Agent: Accelerated Management
2651 Sagebrush Dr. #104
Flower Mound, TX 75028

972.372.0752
Acceleratedmgmt.com

8. Fee(s) related to Property Transfer:

- Administrative Transfer Fee - \$300.00
- Resale Package = \$375.00
 - Rush for Resale Package:
 - 1 business day = \$120.00 / 3 business days = \$95.00
 - Add a Rush to an existing order = \$75.00 + Cost of a Rush
 - Update for Resale Package:
 - 1-14 days = \$15.00 / 15-180 days = \$50.00
- Statement of Account only = \$120.00
 - Rush for Statement of Account only:
 - 1 business day = \$110.00 / 3 business day = \$85.00
 - Update for Statement of Account only:
 - 1-30 days - No Cost / 31-45 days = \$50.00 / 46-90 days = \$50.00
- Acquisition Fee - \$1000.00

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

ASSOCIATION OF CHAUCER ESTATES IN WITNESS WHEREOF, this management Certificate is hereby executed by its duly authorized agent on this 29th day of May, 2025.

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 29th day of May, 2025.

After Recording Please Return To:

AAMC

2651 Sagebrush DR #104

Flower Mound, TX 75028

info@acceleratedmgmt.com

972-372-0752 (o)

972-372-0680 (f)

Ashley Hughes Washer
Notary Public
State of Texas

Ashley Hughes Washer
Printed Name

My Commission Expires: 2-11-2026

