

Denton County
Juli Luke
County Clerk

Instrument Number: 108061

ERecordings-RP

CERTIFICATE

Recorded On: October 05, 2023 10:26 AM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: \$42.00

***** 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: 108061
Receipt Number: 20231005000138
Recorded Date/Time: October 05, 2023 10:26 AM
User: Sarah N
Station: Station 35

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
OF
HAZELWOOD HOMEOWNERS ASSOCIATION, INC.**

The undersigned, being an officer of Hazelwood Homeowners Association, Inc. (the "Association"), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Hazelwood.
2. The name of the Association: Hazelwood Homeowners Association, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property in Denton County, Texas, made subject to that certain Hazelwood Master Covenant [Residential] recorded under Document No. 2023-107771, Official Public Records of Denton County, Texas, as the same may be amended from time to time (the "Covenant"), and to that certain Hazelwood Development Area Declaration [Residential] (the "Development Area Declaration"), recorded under Document No. 2023-107806, Official Public Records of Denton County, Texas, by the Recording of one more Notices of Applicability.
4. The recording data for the Covenant and the Development Area Declaration, and any amendments and/or supplements thereto: See Attachment 1 of this Management Certificate.
5. The name and mailing address of the Association: Hazelwood Homeowners Association, Inc., c/o Paragon Property Management Group, 5501 Headquarters Dr., Suite 220W, Plano, TX 75024.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name: Hazelwood Homeowners Association, Inc., c/o Paragon Property Management Group
Attn.: Tamara Moore
Mailing Address: 5501 Headquarters Dr., Suite 220W, Plano, TX 75024
Telephone Number: 469-498-6979
Email Address: info@paragonpmg.com
7. Website to access the Association's dedicatory instruments:
<https://paragonpmg.cincwebaxis.com>
8. Amount and description of fees related to property transfer in the subdivision: The Association fees are in the following amounts:

Working Capital Assessment - \$250.00 (initial conveyance & resales)

Transfer Fee - \$304.00

Resale Certificate Fee - \$375.00

The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

[SIGNATURE PAGE FOLLOWS]

EXECUTED TO BE EFFECTIVE as of the date this instrument is recorded in the Official Public Records of Denton County, Texas.

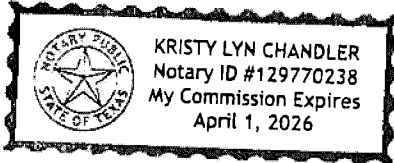
HAZELWOOD HOMEOWNERS ASSOCIATION, INC., a Texas nonprofit corporation

By: [Signature]
Name: BOBBY SAMUEL
Title: VICE PRESIDENT

STATE OF TEXAS §
COUNTY OF Collin §

This instrument was acknowledged before me this 29 day of September, 2023 by Bobby Samuel the Vice President of Hazelwood Homeowners Association, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

[SEAL]



[Signature]
Notary Public Signature

AFTER RECORDING RETURN TO:

Robert D. Burton, Esq.
WINSTEAD PC
401 Congress Avenue, Suite 2100
Austin, Texas 78701
rburton@winstead.com

ATTACHMENT 1

RECORDING DATA FOR THE COVENANT AND RELATED DOCUMENTS

1. Hazelwood Master Covenant [Residential], recorded under Document No. 2023-107771, Official Public Records of Denton County, Texas.
2. Hazelwood Development Area Declaration [Residential] recorded under Document No. 2023-107806, Official Public Records of Denton County, Texas.
3. Hazelwood Adoption of Working Capital Assessment, recorded under Document No. 2023-107828, Official Public Records of Denton County, Texas.
4. Hazelwood Community Manual, recorded under Document No. 2023-107872, Official Public Records of Denton County, Texas.
5. Hazelwood Notice of Delay of Assessments, recorded under Document No. 2023-107998, Official Public Records of Denton County, Texas.

ATTACHMENT 1

HAZELWOOD HOMEOWNERS ASSOCIATION, INC.
MANAGEMENT CERTIFICATE