

Denton County
Juli Luke
County Clerk

Instrument Number: 12541

ERecordings-RP

CERTIFICATE

Recorded On: January 25, 2022 12:20 PM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$38.00

***** 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: 12541
Receipt Number: 20220125000386
Recorded Date/Time: January 25, 2022 12:20 PM
User: Lisa V
Station: Station 38

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

AFTER RECORDING RETURN TO:

**Judd A. Austin, Jr.
Henry Oddo Austin & Fletcher, P.C.
1700 Pacific Avenue
Suite 2700
Dallas, Texas 75201**

STATE OF TEXAS §
 §
COUNTY OF DENTON §

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
FOR
TERRACE OAKS HOMEOWNERS ASSOCIATION, INC.**

This PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE (this "*Certificate*") is made on behalf of TERRACE OAKS HOMEOWNERS ASSOCIATION, INC., a Texas non-profit corporation (the "*Association*").

W I T N E S S E T H :

WHEREAS, Harlan Properties, Inc., a Texas corporation, as Declarant, executed that certain Declaration of Covenants, Conditions and Restrictions for Terrace Oaks, and recorded it on November 15, 2016, under Instrument No. 2016-144658 in the Official Public Records of Denton County, Texas (the "*Declaration*") as supplemented or amended, is incorporated herein for all purposes.

WHEREAS, the Association has caused this Certificate to be prepared and filed in accordance with the provisions of the Texas Residential Property Owners Protection Act as provided in Section 209.004 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 the subject of the Declaration is Terrace Oaks – Phase One.

2. **Name and Mailing Address of the Association.** The name of the Association is Terrace Oaks Homeowners Association, Inc., and its mailing address is c/o Secure Association Management ("*Secure*"), P.O. Box 51555, Denton, Texas 76206.

3. **Recording Data for the Subdivision.** The recording data for the subdivision includes the plat and map recorded under Instrument No. 2017-59, as affected by Certificate of Correction Recorded in Document Number 24254, as amended or re-platted, in the Plat/Map Records of Denton County, Texas.

4. **Recording Data for the Declaration.** The Declaration data for the Declaration is recorded as Instrument No. 2016-144658; the First Amendment to the Declaration is recorded as Instrument No. 2017-16668; the Second Amendment to the Declaration is recorded as Instrument No. 2017-41620, along with any and all amendments and supplements recorded in the Official Public Records of Denton County, Texas.

5. **Name and Contact Information for the Managing Agent of the Association.** The current name and mailing address for the Association is c/o Secure, P.O. Box 51555, Denton, Texas 76206, email info@secure-mgmt.com, and telephone (940) 497-7328.

6. **Website.** The Association's website may be found at www.TerraceOaksHOA.com.

7. **Fees Due Upon Property Transfer.** Fees charged relating to a property transfer are: (i) up to \$375.00 as resale certificate fee; (ii) up to \$75.00 as update fee - resale certificate.

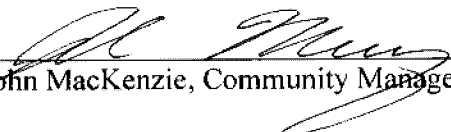
8. **Resale Certificates and Other Information.** Resale Certificates and other information regarding the Association may be requested by contacting the Association c/o Secure via <http://www.secure-mgmt.com/> or e-mail at resale@secure-mgmt.com. The telephone phone number for Secure is (940) 497-7328. Alternatively, you may contact the office for Secure at P.O. Box 51555, Denton, Texas 76206 or by email at info@secure-mgmt.com.

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed on behalf of the Association in compliance with Section 209.004 of the Texas Property Code. This Certificate shall serve to take the place of all Management Certificates previously filed on behalf of the Association.

ASSOCIATION:

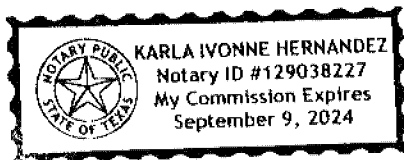
**TERRACE OAKS
HOMEOWNERS ASSOCIATION, INC.,
a Texas non-profit corporation**

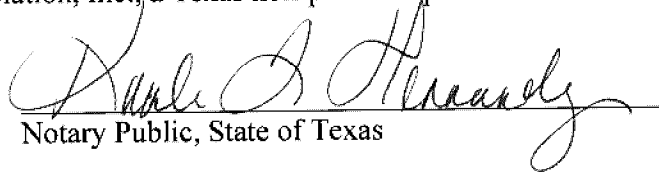
By: Secure Association Management
Its: Managing Agent

By: 
John MacKenzie, Community Manager

STATE OF TEXAS §
 §
COUNTY OF DENTON §

This instrument was acknowledged before me on the 24th day of January, 2022 by John MacKenzie, Community Manager with Secure Association Management, the Managing Agent of Terrace Oaks Homeowners Association, Inc., a Texas non-profit corporation.




Notary Public, State of Texas