

Denton County
Juli Luke
County Clerk

Instrument Number: 202796

ERecordings-RP

AFFIDAVIT

Recorded On: November 03, 2021 02:41 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: 202796
Receipt Number: 20211103000677
Recorded Date/Time: November 03, 2021 02:41 PM
User: Linda N
Station: D1ZP6182

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

PROPERTY OWNERS ASSOCIATION 7TH AMENDED MANAGEMENT CERTIFICATE FOR
CHASE OAKS COMMUNITY ASSOCIATION, INC.

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"

State of Texas §

County of Denton §

1. Name of Subdivision: Chase Oaks
2. Subdivision Location: Denton County
3. Name of Homeowners Association: Chase Oaks Community Association, Inc.
4. Recording Data for Association: The recording data for the subdivision is that certain plat for Villas at Wellington, recorded as Document No. 96539 and 96533 of the Map or Plat Records, Denton County, Texas, Re-Plat for Chase Oaks, recorded as Document No. 5 and 123 of the Map or plat records, Denton County, Texas.
5. Recording Data for Declaration: The Declaration is recorded as Document No. 2008-49607 et seq., as amendment or supplemented by those documents recorded as Document No. 2011-17162, Document No. 2011-32099, Document No. 2013-146386 and Document No. 2014-59519 of the Official Public Records of Denton County, Texas.
 - Certificate of Formation is filed in Denton County records under Document No. 2011-36057.
 - Chase Oaks Community Association Collection Policy is filed in Denton County records under Document No. 2013-146386.
 - Pool Safety Guidelines are filed in Denton County records under Document No. 2015-50107
 - Solar Panel Guidelines are filed in Denton County records under Document No. 2015-102861
 - Covenant Enforcement and Fining Policy is filed in Denton County records under Document No. 2014-59519
 - Bylaws are filed in Denton County records under Document No. 2008-49607
6. Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowner's association:
The following resolutions dated 1/11/2017 are filed under Document Number 7073:
 - Records Retention Policy
 - Records Inspection Policy
 - Payment Plan Policy
 - Membership Voting Policy
 - E-mail Registration Policy
 - Religious Item Display Guidelines

- Solar Energy Device Guidelines
- Roofing Material Guidelines
- Rainwater Collection Devices Guidelines
- Flag Display Guidelines
- Drought-Resistant Landscaping and Natural Turf Guidelines
- Assessment Collection Policy
- Assessment Collection Schedule
- Violation Enforcement Resolution
- Violation Schedule
- Application of Payments Policy
- Conflict of Interest Policy
- Electronic and Telephonic Action Policy
- Standby Electronic Generators Guidelines
- Incurable Violation Enforcement Resolution

Violation Enforcement Resolution and Violation Schedule for Chase Oaks Community Association dated 1/11/2017 is filed under Document No. 34380.

Second Amendment to the Declaration of Covenants, Conditions and Restrictions for Chase Oaks Community Association, Inc. are filed under Document No. 78822

Chase Oaks Community Association, Inc. Billing Policy and Payment Plan Guidelines are filed under Document No. 81695

Update to Mailing Address and Contact Information as filed under Document No. 20180918000021

7. Mailing Address and Contact Information for the Association and the Managing Agent:

Spectrum Association Management
 17319 San Pedro Ave, #318
 San Antonio, TX 78232
 contact@spectrumam.com
 210-494-0659
www.spectrumam.com/homeowners

8. Fee(s) related to Property Transfer:

- Administrative Transfer Fee - \$200.00
- 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

- Working Capitalization Fee - \$350.00

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.

THE PURPOSE OF THIS CERTIFICATE IS TO PROVIDE INFORMATION SUFFICIENT FOR A TITLE COMPANY TO CORRECTLY IDENTIFY THE SUBDIVISION AND TO CONTACT ITS GOVERNING ASSOCIATION. THIS CERTIFICATE DOES NOT PURPORT TO IDENTIFY EVERY PUBLICLY RECORDED DOCUMENT AFFECTING THE SUBDIVISION, OR TO REPORT EVERY PIECE OF INFORMATION PERTINENT TO THE SUBDIVISION. NO PERSON SHOULD RELY ON THIS CERTIFICATE FOR ANYTHING OTHER THAN INSTRUCTIONS FOR CONTACTING THE ASSOCIATION IN CONNECTION WITH THE TRANSFER OF TITLE TO A HOME IN THE SUBDIVISION. THE REGISTERED AGENT FOR THE ASSOCIATION IS ON FILE WITH THE TEXAS SECRETARY OF STATE.

Signed this 27 day of October, 2021.

Chase Oaks Community Association, Inc.

By: [Signature]
Shelby Schilleci (of Spectrum Association Management), Managing Agent

State of Texas §

County of Bexar §

This instrument was acknowledged and signed before me on 27th
October, 2021 by Shelby Schilleci, representative of Spectrum Association
Management, the Managing Agent of Chase Oaks Community Association, Inc., on behalf of said
association.

[Signature]
Notary Public, State of Texas

After Recording, Return To:
Spectrum Association Management
Attn: Transitions
17319 San Pedro Ave., Ste. #318
San Antonio, TX 78232

