

**TEALWOOD OAKS HOMEOWNERS ASSOCIATION, INC.**  
**MANAGEMENT CERTIFICATE - DENTON COUNTY**

In accordance with Texas Property Code Section 209.004, Texas Residential Property Owners Protection Act, **Tealwood Oaks Homeowners Association, Inc.**, certifies as to the following:

1. The name of the subdivision is:

**TEALWOOD OAKS**

2. The name of the association is:

**Tealwood Oaks Homeowners Association, Inc.**

3. The recording data for the subdivision is:

<b>Tealwood Oaks Phase 1 Plat</b>	<b>Doc. 1992-50951</b>
<b>Tealwood Oaks Phase 2 Plat</b>	<b>Doc. 1993-46411</b>
<b>Tealwood Oaks Phase III Plat</b>	<b>Doc. 2005-25985</b>

4. The recording data for the declaration (including covenants, bylaws, and rules and regulations) is:

<b>Declaration of Covenants, Conditions and Restrictions</b>	<b>Doc. 1992-53257</b>
<b>Notice of Filing Dedicatory Instrument (missing attachment)</b>	<b>Doc. 2012-41550</b>
<b>Collection Policy</b>	<b>Doc. 2011-41652</b>
<b>Records Inspection, Copying, and Retention Policy</b>	<b>Doc. 2012-36169</b>
<b>Display of Certain Religious Items Policy</b>	<b>Doc. 2012-36170</b>
<b>Email Registration Policy</b>	<b>Doc. 2012-36167</b>
<b>Flag Display and Flagpole Installation Policy</b>	<b>Doc. 2012-36171</b>

5. The recording data for each amendment to the declaration (including covenants, bylaws, and rules and regulations) is:

<b>Assessment Collection Policy</b>	<b>Doc. 2012-36168</b>
-------------------------------------	------------------------

6. The mailing address for the association is as follows:

**TEALWOOD OAKS HOMEOWNERS ASSOCIATION, INC.**  
c/o Accelerated Association Management Company, LLC  
405 E State Highway 121 #250  
Lewisville, TX 75057

7. The name, address, telephone number, and email address of the person managing the association or the association's designated representative are as follows:

**Accelerated Association Management Company, LLC**  
**405 E State Highway 121 #250**  
**Lewisville, TX 75057**  
**Email: j.morris@acceleratedmgmt.com**  
**Phone: (972) 372-0752**

8. The website address on which the association's dedicatory instruments are available:

[www.acceleratedmgmt.com](http://www.acceleratedmgmt.com)

9. The following fees are charged by the association relating to a transfer of property within the association:

Resale Certificate:	\$375.00
Transfer Fee to management company:	\$300.00

EXECUTED as of February 3, 2023.

Accelerated Association Management  
Company, LLC as managing agent for the  
association

By (signature): [Signature]

Name (printed): Jamie Morris

Title: Managing Agent

The State of Texas §

County of Denton §

This instrument was acknowledged before me on the 3 day of February, 2023, by Jamie Morris (name), the managing agent (title) authorized agent for Accelerated Association Management Company, LLC.

Ashley Hughes Washer  
Notary Public - The State of Texas

**After Recording, Please Return To:**

Accelerated Association Management Company, LLC  
405 E State Highway 121 #250  
Lewisville, TX 75057

