

Denton County
Juli Luke
County Clerk

Instrument Number: 83132

ERecordings-RP

CERTIFICATE

Recorded On: August 03, 2023 03:54 PM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$34.00

***** 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: 83132
Receipt Number: 20230803000575
Recorded Date/Time: August 03, 2023 03:54 PM
User: Lisa T
Station: Station 9

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

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.

This MANAGEMENT CERTIFICATE (this "Certificate") is made effective as of August 4, 2023 by Austin Hills Carrollton Homeowners' Association, Inc., a Texas non-profit corporation (the "Association").

WITNESSETH:

WHEREAS, the Declarant for Austin Hills has previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for Austin Hills filed of record on or about October 27, 2005 (the "Declaration") and recorded at Instrument No. 2005-134474 in the Real Property Records of Denton County, Texas, which Declaration is incorporated herein for all purposes.

WHEREAS, Declarant has created the Association for the benefit of Austin Hills.

WHEREAS, the Association was duly formed on February 24, 2016, as Austin Hills Carrollton Homeowners' Association, Inc.

WHEREAS, the Association has caused this Certificate to be prepared and filed in accordance with the provisions of the Texas Property Code as provided in Section 209 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 subject to the Declaration is Austin Hills.
2. Name of the Association. The name of the Association is the Austin Hills Carrollton Homeowners' Association, Inc. and is located in Denton County, Texas. The mailing address for the Association is PMI Metroplex Properties, P.O. Box 211327, Bedford, TX 76095.
3. Recording Data for the Subdivision. The Declaration, Bylaws and Plats to the subdivision and any amendments, supplements and additions thereto have been recorded in the Denton County Clerk's office.
4. Recording Data for the Declaration. The Declaration for the Association was filed on or about October 27, 2005 (the "Declaration") recorded at Instrument No. 2005-134474 in the Real Property Records of Denton County, Texas; which Declaration is incorporated herein for all purposes and any amendments or supplements thereto.

The Declaration was amended as follows:

- On or about December 20, 2012 at Instrument #2012-144305

5. The Name and Mailing Address of Managing Agent. The Association's managing agent is:

PMI Metroplex Properties
P.O. Box 211327
Bedford, TX 76095

6. Manager of the Association. The telephone number for the manager of the Association is 817-952-9009x1 and the email address for the manager of the Association is hoa@pmimetroplexproperties.com.
7. Website for the Association. The website for the Association is www.pmihoa.com.
8. Resale Certificates: Resale Certificates may be requested by contacting PMI Metroplex Properties at hoa@pmimetroplexproperties.com. The cost of a Resale Certificate is \$190.00. The cost of a Transfer Fee is \$200.00.

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed as of the date first above written.

ASSOCIATION:

Austin Hills Carrollton Homeowners' Association, Inc., a Texas non-profit corporation

By: *Brian Schadcraft*
 Authorized Representative for
 Austin Hills Carrollton Homeowners'
 Association, Inc.

THE STATE OF TEXAS §
 COUNTY OF DALLAS §

This instrument was acknowledged before me on this 3rd day of August, 2023 by *Brian Schadcraft* Authorized Representative for Austin Hills Carrollton Homeowners' Association, Inc., a Texas non-profit corporation, on behalf of such corporation.

Notary Public in and for the State of Texas

Denise Kay Bradshaw
 Notary Public Signature

