

**Denton County  
Juli Luke  
County Clerk**

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**Instrument Number:** 73298

ERecordings-RP

MISCELLANEOUS

Recorded On: July 02, 2025 03:09 PM

Number of Pages: 9

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**" Examined and Charged as Follows: "**

Total Recording: \$57.00

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**\*\*\*\*\* 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: 73298  
Receipt Number: 20250702000537  
Recorded Date/Time: July 02, 2025 03:09 PM  
User: Emily L  
Station: Station 44

**Record and Return To:**

Corporation Service Company



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.  
1717 Main Street  
Suite 4600  
Dallas, Texas 75201**

STATE OF TEXAS       §  
                                  §  
COUNTY OF DENTON   §

**PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE  
FOR  
RAYZOR RANCH MASTER ASSOCIATION, INC.**

This PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE ("Certificate") is made on behalf of RAYZOR RANCH MASTER ASSOCIATION, INC., a Texas non-profit corporation ("Association").

WHEREAS, DENTON HILLVIEW, LP a Texas limited partnership, as the Declarant, executed and previously placed of record that certain Master Plan for Denton Hillview Center on April 10, 2006, under Instrument No. 2006-41742 of the Official Public Records of Denton County, Texas ("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 Denton Hillview Center.

2. Name and Mailing Address of the Association. The name of the Association is Rayzor Ranch Master Association, Inc. and its mailing address is c/o AYW Management Company, 5605 FM 423, Ste. 500 # 262, Frisco, Texas 75036.

3. Recording Data for the Subdivision. The recording data for Denton Hillview Center, an addition to the City of Denton, Denton County, Texas, is provided within Exhibit A.

4. Recording Data for the Declaration. The recording data for the Declaration is provided within Exhibit A.

5. Name and Contact Information for the Association or the Managing Agent of the Association. The current mailing address for the Association is c/o AYW Management Company,

MANAGEMENT CERTIFICATE

5605 FM 423, Ste. 500, #262, Frisco, Texas 75036, telephone number is 469-930-3727, and e-mail address is [info@aywmanagement.com](mailto:info@aywmanagement.com).

6. **Website.** The Association's website may be found at: <https://ayw.cincwebaxis.com/>

7. **Fees Due Upon Property Transfer.** Fees charged relating to a property transfer are:

Type of Property Transfer	Dollar Amount
Transfer Fee	\$200.00
Resale Fee	\$350.00

8. **Resale Certificates and Other Information.** Resale Certificates and other information regarding the Association may be requested through <https://www.homewisedocs.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:**

**RAYZOR RANCH  
MASTER ASSOCIATION, INC.,  
a Texas non-profit corporation**

By: AYW Management Company  
Its: Managing Agent

By:   
Lonna Blake  
Its: Vice President

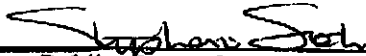
STATE OF TEXAS

COUNTY OF DENTON

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This instrument was acknowledged before me on the 30 day of May 2025  
by Lonna Blake, Vice President with AYW Management Company, the Managing Agent of Rayzor  
Ranch Master Association, Inc., a Texas non-profit corporation.

  
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Notary Public, State of Texas

**EXHIBIT "A"**

**Recording Data for Subdivision**

Grantor	Document Type	Recorded Date	Instrument No.	Book/Volume/Page
RAYZOR GP INC, RAYZOR RANCH LP P/S, RAYZOR RD, DENTON COUNTY DEV DIST #4	PLAT	11/29/2000	2000-114038	PL/S/320
RAYZOR GP INC, RAYZOR RANCH LP P/S, AMENITIES CENTER LANTANA, DENTON COUNTY DEV DIST #4	PLAT	12/15/2000	2000-119152	PL/S/355
RAYZOR GP INC, RAYZOR RANCH LP P/S, CAMDEN PH 1 ADDN, DENTON COUNTY DEV DIST #4	PLAT	12/15/2000	2000-119155	PL/S/352
RAYZOR GP INC, RAYZOR RANCH LP P/S, DENTON COUNTY DEV DIST #4, SANDLIN ADDN	PLAT	12/15/2000	2000-119150	PL/S/342
RAYZOR GP INC, RAYZOR RANCH LP P/S, , DENTON COUNTY DEV DIST #4, SONORA PH I ADDN	PLAT	12/15/2000	2000-119149	PL/S/338
RAYZOR GP INC, RAYZOR RANCH LP P/S, , DENTON COUNTY DEV DIST #4, WISTERIA ADDN	PLAT	12/22/2000	2000-121287	PL/S/375
RAYZOR GP INC, RAYZOR RANCH LP P/S, , LANTANA MAINTENANCE FACILITY	PLAT	12/22/2000	2000-121296	PL/S/384
RAYZOR GP INC, RAYZOR RANCH LP P/S, , DENTON COUNTY DEV DIST #4, FAIRLIN ADDN	PLAT	12/22/2000	2000-121290	PL/S/379
RAYZOR GP INC, RAYZOR RANCH LP P/S, , DENTON COUNTY DEV DIST #4, LANTANA GOLF CLUBHOUSE	PLAT	12/22/2000	2000-121274	PL/S/367
RAYZOR GP INC, RAYZOR RANCH LP P/S, , DENTON COUNTY DEV DIST #4, SIERRA ADDN	PLAT	12/22/2000	2000-121280	PL/S/370

RAYZOR RANCH LP, SANDLIN ADDN AMENDED	PLAT	4/19/2001	2001- 34990	PL/T/192
RAYZOR RANCH LP, TELEA PH 1 ADDN	PLAT	7/19/2001	2001- 72589	PL/T/339
RAYZOR RANCH LP, LAIRANA PH 1 ADDN	PLAT	7/19/2001	2001- 72569	PL/T/335
RAYZOR RANCH LP, CAMDEN ADDN PH 2 FINAL P	PLAT	8/16/2001	2001- 85165	PL/T/390
RAYZOR RANCH LP, TELEA ADDN PH 2	PLAT	10/30/2001	2001- 115548	PL/U/92
RAYZOR RANCH LP, FAIRLIN ADDN	PLAT	10/30/2001	2001- 115551	PL/U/87
RAYZOR RANCH LP, LAVIANA ADDN PH 2	PLAT	10/30/2001	2001- 115557	PL/U/97
RAYZOR RANCH, CARLISLE ADDN	PLAT	12/5/2001	2001- 130359	PL/U/146
RAYZOR RANCH, SONORA ADDN PH 1	PLAT	12/5/2001	2001- 130373	PL/U/142
RAYZOR RANCH LP, LAVIANA ADDN PH 1	PLAT	12/21/2001	2001- 138415	PL/U/178
RAYZOR RANCH LP, NAVARRO ADDN	PLAT	2/6/2002	2002- 15900	PL/U/242
RAYZOR RANCH LP, ONE ADDN	PLAT	5/29/2002	2002- 66863	PL/U/429
RAYZOR RANCH LP, LANTANA MAINTENANCE FACI	PLAT	5/29/2002	2002- 66360	PL/U/419
RAYZOR RANCH, MERIDIAN ADDN PH A, MERIDIAN LANTANA	PLAT	11/6/2002	2002- 141894	PL/U/703
RAYZOR RANCH, DENTON COUNTY FRESH WATE, FAIRLIN ADDN REPLAT, MHI P/S, MORRISON HOMES TEX	PLAT	11/6/2002	2002- 141893	PL/U/698
RAYZOR RANCH LP, MAGNOLIA PH A ADDN	PLAT	1/16/2003	2003-7853	PL/U/830
RAYZOR RANCH LP, LANTANA GOLF COURSE ADDN	PLAT	5/1/2003	2003- 65480	PL/U/974
RAYZOR RANCH LP, MAGNOLIA ADDN PH B	PLAT	8/25/2003	2003- 140212	PL/V/195
RAYZOR RANCH, LARKSPUR ADDN	PLAT	9/5/2003	2003- 148167	PL/V/225

RAYZOR RANCH WRH TEX, MAGNOLIA PH A ADDN	PLAT	10/17/2003	2003- 172711	PL/V/313
RAYZOR RANCH LP, MAGNOLIA ADDN	PLAT	7/14/2005	2005- 85076	PL/W/403
RAYZOR RANCH, LANTANA NORTHERN AMENITY	PLAT	10/14/2005	2005- 128720	PL/W/618
RAYZOR RANCH LP, AMENITIES CENTER LANTANA	PLAT	3/28/2006	2006- 35339	PL/W/958
RAYZOR RANCH, LANTANA GOLF COURSE ADDN	PLAT	8/3/2006	2006- 94493	PL/X/235
RAYZOR RANCH LP, LANTANA RETAIL ADDN	PLAT	4/25/2007	2007- 48143	PL/X/664
RAYZOR RANCH ADDN, MESQUITE CK DEV	PLAT	9/10/2007	2007- 108667	PL/X/952
RAYZOR RANCH LP, STACEE LN ADDN	PLAT	10/19/2007	2007- 123939	PL/Y/21
RAYZOR RANCH NOR ADDN, ALLEGIANCE HILLVIEW LP	PLAT	6/12/2008	2008- 64483	PL/Y/443
RAYZOR RANCH SOU ADDN, ALLEGIANCE HILLVIEW LP	PLAT	6/26/2008	2008- 70384	PL/Y/470
RAYZOR RANCH LP, LANTANA MAINTENANCE FACI	PLAT	10/8/2008	2008- 109676	PL/Y/678
RAYZOR RANCH, LANTANA RETAIL PH B ADDN	PLAT	10/8/2008	2008- 109677	PL/Y/680
RAYZOR RANCH ADDN, ALLEGIANCE HILLVIEW LP	PLAT	10/14/2008	2008- 111986	PL/Y/690
RAYZOR RANCH NOR ADDN, ALLEGIANCE HILLVIEW LP	PLAT	11/18/2008	2008- 123789	PL/Y/740
RAYZOR RANCH NOR ADDN, ALLEGIANCE HILLVIEW LP	PLAT	12/2/2008	2008- 127846	PL/Y/762
RAYZOR RANCH NOR ADDN, OSBORNE ANDY, RR MARKETPLACE LP	PLAT	6/3/2009	2009-118	--/--
RAYZOR RANCH SOU ADDN, ALLEGIANCE HILLVIEW LP, OSBORNE ANDREW	PLAT	6/28/2010	2010-119	--/--

RAYZOR RANCH SOU ADDN, DENTON CITY	PLAT	12/2/2010	2010-205	--/--/--
RAYZOR RANCH SOU ADDN, ALLEGIANCE HILLVIEW LP	PLAT	8/19/2011	2011-163	--/--/--
RAYZOR RANCH NOR ADDN, RR MARKETPLACE LP	PLAT	7/13/2012	2012-161	--/--/--
RAYZOR GP INC, RAYZOR RANCH LP P/S, CARLISLE ADDN PH C, CARLISLE LANTANA GP INC, CARLISLE LANTANA III LP, DENTON COUNTY FRESH WATE	PLAT	8/21/2012	2012-191	--/--/--

**Recording Data for Declaration**  
(all filed in the Public Records of Denton County, Texas)

1. Master Plan for Denton Hillview Center, dated as of April 7, 2006, by Denton Hillview, L.P., a Texas limited partnership, recorded as Instrument No. 2006-41742.
2. Assignment of Declarant's Rights, dated as of April 7, 2006, between Denton Hillview, L.P., a Texas limited partnership, and Allegiance Hillview, L.P., a New York limited partnership, recorded as Instrument No. 2006-41749
3. First Supplement to Master Plan (Re: Select Property), recorded October 20, 2006, among Denton Hillview, L.P. a Texas limited partnership, Allegiance Hillview, L.P., a New York limited partnership, and Select Medical Property Ventures, LLC, a Delaware limited liability company, as Instrument No. 2006-130079.
4. Second Supplement to Master Plan (Re: AOR/Texas Oncology Properties), recorded November 20, 2006, among Denton Hillview, L.P. a Texas limited partnership, Allegiance Hillview, L.P., a New York limited partnership, and Texas Oncology Properties, LLC, a Texas limited liability company, as Instrument No. 2006-142311.
5. First Amendment to Master Plan for Denton Hillview Center, dated February 15, 2008, by Allegiance Hillview, L.P., a New York limited partnership, and Denton Hillview, L.P., a Texas limited partnership, as Instrument No. 2008-16309.
6. Confirmation as to Build-Out Threshold, recorded July 23, 2008, by Denton Hillview, L.P., a Texas limited partnership, and Allegiance Hillview, L.P., a New York limited partnership, as Instrument No. 2008-80693.
7. Second Amendment to Master Plan for Denton Hillview Center, recorded September 3, 2008, by



Allegiance Hillview, L.P., a New York limited partnership, as Instrument No. 2008-96500.

8. Third Amendment to Master Plan for Rayzor Ranch, recorded September 8, 2008, by Allegiance Hillview, L.P., a New York limited partnership, as Instrument No. 2008-98592.

9. Fourth Amendment to Master Plan for Rayzor Ranch, recorded October 28, 2008, by Allegiance Hillview, L.P., a New York limited partnership, as Instrument No. 2008-116771.

10. Fifth Amendment to Master Plan for Rayzor Ranch, recorded December 18, 2008, by Allegiance Hillview, L.P., a New York limited partnership, and Cook Children's Health Care System, a Texas nonprofit corporation, as Instrument No. 2008-134209.

11. Sixth Amendment to Master Plan for Rayzor Ranch, recorded January 11, 2010, by Allegiance Hillview, L.P., a New York limited partnership, as Instrument No. 2010-2874.

12. Seventh Amendment to Master Plan for Rayzor Ranch, recorded February 3, 2010, by Allegiance Hillview, L.P., a New York limited partnership, as Instrument No. 2010-10695.

13. Eighth Amendment to Master Plan for Rayzor Ranch, recorded January 8, 2015, by Allegiance Hillview, L.P., a New York limited partnership, and by DB Denton II LLC, a Delaware limited liability company, as Instrument No. 2015-2148.

14. Ninth Amendment to Master Plan for Rayzor Ranch, recorded November 2, 2016, by Allegiance Hillview, L.P., a New York limited partnership, by RR Marketplace LP, a Delaware limited partnership, and by DB Denton II LLC, a Delaware limited liability company, as Instrument No. 2016-139104.

15. Tenth Amendment to Master Plan for Rayzor Ranch, recorded April 4, 2017, by Allegiance Hillview, L.P., a New York limited partnership, by DB Denton II, LLC, a Delaware limited liability company and by O'Reilly Hotel Partners - Denton, LLC, a Missouri limited liability company, as Instrument No. 2017-38733.

16. Eleventh Amendment to Master Plan for Rayzor Ranch, recorded March 18, 2019, by Allegiance Hillview, L.P., a New York limited partnership and by DB Denton II, LLC, a Delaware limited liability Company, as Instrument No. 2019-28015.

17. Twelfth Amendment to Master Plan for Rayzor Ranch, recorded May 5, 2022, by Allegiance Hillview, L.P., a New York limited partnership RA YZOR RANCH LAND ASSOCIATES, LLC, a Texas limited liability company ("Rayzor"), RA YZOR RANCH MARKETPLACE ASSOCIATES, LLC (herein "RR Marketplace"), SPECIFIED PROPERTIES LXXVII LP, a Texas limited partnership ("Specified Properties"), RR TOWN CENTER ASSOCIATES, LLC (herein "RR Town Center"), DB DENTON II, LLC ("DB Denton II"), FOOD STREET DENTON LLC ("Food Street"), and consented to by HOME DEPOT U.S.A., Inc., a Delaware corporation ("Home Depot"), as Instrument No. 2022-68352.