

Denton County
Juli Luke
County Clerk

Instrument Number: 1161

Real Property Recordings

MISCELLANEOUS

Recorded On: January 04, 2024 09:32 AM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$33.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

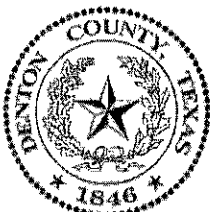
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 1161
Receipt Number: 20240104000124
Recorded Date/Time: January 04, 2024 09:32 AM
User: Melissa K
Station: Station 43

Record and Return To:

AAMC
2651 SAGEBRUSH #116
FLOWER MOUND TX 75028



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
For
CHATEAU DU LACHOMEOWNERS' ASSOCIATION, LLC

Pursuant to the provisions of Section 209.004 of the Texas Property Code, the undersigned property owner's association hereby records this management Certificate for CHATEAU DU LAC Homeowners' Association.

1. Name of the subdivision:
CHATEAU DU LAC
2. Name of the association:
CHATEAU DU LAC HOMEOWNER ASSOCIATION, LLC
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:
This subdivision is subject to the Declaration of Covenants, Conditions, and Restrictions for Chateau Du Lac, recorder on April 2, 2001, at Volume 4807, Page 03176Real Property Records, Denton County, Texas, as it may be amended or supplemented from time to time.
The Declaration was amended as follows:
 - On or about April 12, 2004 at Instrument #200444953;
 - On or about August 26, 2004 at Instrument 42004-113906;
 - On or about April 18, 2005 at Instrument #200545153;
 - On or about December 15, 2006 at Instrument #2006-152750;
 - On or about February 20, 2007 at Instrument #2007-19817;
 - On or about January 2, 2008 at Document #2008-470;
5. Mailing address of the association:
CHATEAU DU LAC HOMEOWNER ASSOCIATION, LLC
C/O ACCELERATED ASSOCIATION MANAGEMENT COMPANY, LLC
2651 Sagebrush Dr #116, Flower Mound, TX 75028
6. The Managing agent of record:
ACCELERATED ASSOCIATION MANAGEMENT COMPANY, LLC
2651 Sagebrush Dr #116, Flower Mound, TX 75028
7. **Website.** The Association's website may be found at www.chateaudulachoa.com
8. **Fees Due Upon Property Transfer.** The maximum fees to be charged relating to a property transfer are: (i) \$375 as resale disclosure/estoppel fee; (ii) The maximum fee to be charged for transfer is \$300; (iii) The maximum resale fees to be charged for a resale certificate/estoppel update; is \$75; (iv) The maximum fees to be charged for a rush fee is \$200; (v) The maximum fees to be charged for a Lender Questionnaire - Standard is \$225; (vi) The maximum fees to be charged for a Lender Questionnaire - Custom is \$275.00. Capitalization Fee \$1250.00
9. **Resale Certificates.** Resale Certificates may be requested by contacting the Association c/o Accelerated at www.acceleratedmgmt.com

CHATEAU DU LACHOMEOWNER ASSOCIATION, LLC

IN WITNESS WHEREOF, this management Certificate is hereby executed by its duly authorized agent on this 2 day of January, 2023.

By: [Signature]
Jamie Morris- Accelerated Association Management Company, LLC,

Sworn to, acknowledged and subscribed before me, under my official hand and seal of office this 2 day of January, 2023.
24 mo

After Recording Please Return To:
AAMC
2651 Sagebrush DR #116
Flower Mound, TX 75028
info@acceleratedmgmt.com
972-372-0752 (o)
972-372-0680 (f)

[Signature]
Notary Public
State of Texas

Mark Harris
Printed Name
My Commission Expires: 06/13/2027

