

Denton County
Juli Luke
County Clerk

Instrument Number: 4106

ERecordings-RP

CERTIFICATE

Recorded On: January 12, 2024 03:40 PM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: \$41.00

***** 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: 4106
Receipt Number: 20240112000573
Recorded Date/Time: January 12, 2024 03:40 PM
User: Melissa K
Station: Station 43

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
OF
HICKORY GROVE RESIDENTIAL COMMUNITY, INC.**

The undersigned, being an officer of Hickory Grove Residential Community, Inc., a Texas nonprofit corporation (the “**Association**”), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Hickory Grove.
2. The name of the Association: Hickory Grove Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property in Denton County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Hickory Grove, recorded under Document No. 2024-4030 in the Official Public Records of Denton County, Texas, as the same may be amended from time to time (the “**Declaration**”).
4. The recording data for the Declaration and any amendments to the Declaration: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the Association: Hickory Grove Residential Community, Inc., c/o VCM, Inc., 5757 Alpha Road, Suite 680, Dallas, Texas 75240.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name: Hickory Grove Residential Community, Inc.
c/o VCM, Inc.
Mailing Address: 5757 Alpha Road, Suite 680, Dallas, Texas 75240
Attn: Amber Anderson
Telephone Number: 972-612-2303
Email Address: vcminfo@vcmtexas.com

7. Website to access the Association’s dedicatory instruments:
<https://vcmbridge.nabrnetwork.com/home.php>
8. Amount and description of fees related to property transfer in the subdivision:
The Association fees are in the following amounts:

Working Capital Assessment - \$500.00 – New Home Owner only

Reserve Fund Contribution - \$500.00 – New Home Owner and Resale Owner

Transfer Fee - \$175.00

Resale Certificate Fee - \$340.00

The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

[SIGNATURE PAGE FOLLOWS]

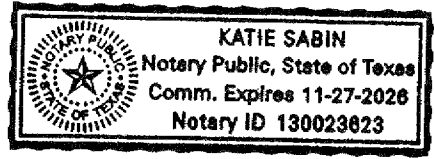
EXECUTED to be effective on the date this instrument is Recorded.

HICKORY GROVE RESIDENTIAL COMMUNITY,
INC., a Texas nonprofit corporation

By: [Signature]
Name: Justin Bosworth
Title: Vice President

STATE OF TEXAS §
 §
COUNTY OF Tarrant §

This instrument was acknowledged before me on the 18 day of December 2023 by Justin Bosworth, the Vice President of Hickory Grove Residential Community, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

(SEAL) 

[Signature]
Notary Public Signature

AFTER RECORDING RETURN TO:
Robert D. Burton, Esq.
Winstead PC
401 Congress Avenue, Suite 2100
Austin, Texas 78701
Email: rburton@winstead.com

ATTACHMENT 1

1. Declaration of Covenants, Conditions and Restrictions for Hickory Grove, recorded under Document No. 2024-4030 in the Official Public Records of Denton County, Texas, as the same may be amended from time to time.
2. Hickory Grove Community Manual, recorded under Document No. 2024-4069 in the Official Public Records of Denton County, Texas, as the same may be amended and supplemented from time to time.
3. Hickory Grove Adoption of Working Capital Assessment, recorded under Document No. 2024-4071 in the Official Public Records of Denton County, Texas.
4. Hickory Grove Adoption of Reserve Fund Contribution, recorded under Document No. 2024-4070 in the Official Public Records of Denton County, Texas.

ATTACHMENT 1

HICKORY GROVE RESIDENTIAL COMMUNITY, INC.
MANAGEMENT CERTIFICATE