



VG-342-2025-64361

**Denton County
Juli Luke
County Clerk**

Instrument Number: 64361

Real Property Recordings

MISCELLANEOUS

Recorded On: June 12, 2025 02:07 PM

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: 64361
Receipt Number: 20250612000413
Recorded Date/Time: June 12, 2025 02:07 PM
User: Melissa K
Station: Station 43

Record and Return To:

SKI HAVEN HOMEOWNERS ASSOCIATION INC
PO BOX 2

JUSTIN TX 76247



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

STATE OF TEXAS §
 §
COUNTY OF DENTON §

**PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE FOR
SKI HAVEN HOMEOWNERS' ASSOCIATION, INC.**

This PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE (this "*Certificate*") is made on behalf of SKI HAVEN HOMEOWNERS' ASSOCIATION, INC., a Texas non-profit corporation (the "*Association*").

WITNESSETH:

WHEREAS, SKI DEVELOPMENT, INC, a Texas Corporation, has previously place of record those certain Declaration of Covenants, Conditions and Restrictions for SKI HAVEN Subdivision recorded as Instrument No. 1986-6240 and Instrument No. 1986-13796 in the Official Public Records of Denton County, Texas (the "*Declarations*") as supplemented or amended, are 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 subdivision is SKI HAVEN Subdivision.
2. **Name and Mailing Address of the Association.** The name of the Association is Ski Haven Homeowners' Association, Inc. The mailing address for the Association is PO Box 2, Justin, TX 76247.
3. **Recording Data for the Subdivision.** The recording data for the plat is recorded as instrument 1986-6239 in the Official Public Records of Denton County, Texas. Plat Cabinet F, Page 9 of the Plat or Map Records of Denton County, Texas.
4. **Recording Data for the Declarations.** The Declarations are recorded as Instrument No. 1986-6240 and Instrument No. 1986-13796 in the Official Public Records of Denton County, Texas together with any other filings of record (if any) along with all amendments and supplements recorded in the Official Public Records of Denton County, Texas.
5. **Name of and Contact Information for the Association's Designated Representative.** The current mailing address of the Association is Ski Haven Homeowners' Association, Inc., c/o Scott W. Adamson, Designated Representative, PO Box 2, Justin, TX 76247 and email at skihaventxpresident@gmail.com.

6. **Fees Due Upon Property Transfer.** Fees charged relating to a property transfer are: (i) \$100 transfer fee and (ii) \$250.00 resale certificate fee.

7. **RESALE CERTIFICATES AND OTHER INFORMATION.** Resale Certificates and other information regarding the Association may be requested by contacting the Association at skihaventxpresident@gmail.com and at skihavenjustin@gmail.com.

Prospective Purchasers are advised to independently examine the Declarations and all other governing documents of the Association, together with obtaining an official Resale Certificate and performing a comprehensive physical inspection of the lot/home and common areas prior to purchase.

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 and serves to replace all Management Certificates previously filed by the Association.

Ski Haven Homeowners' Association, Inc.

By: _____

Scott W. Adamson

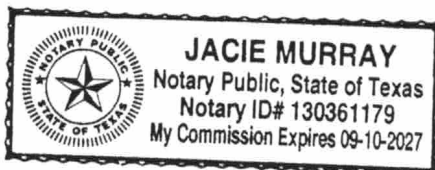
President and Director

STATE OF TEXAS §

§

COUNTY OF DENTON §

This instrument was acknowledged before me on the 12 day of June, 2025 by Scott W. Adamson, President and Director of Ski Haven Homeowners' Association, Inc., a Texas non-profit corporation.



Jacie Murray

Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Ski Haven Homeowners' Association, Inc.
PO BOX 2
Justin, TX 76247