

Denton County
Juli Luke
County Clerk

Instrument Number: 12749

ERecordings-RP

HOA MANAGEMENT CERTIFICATE

Recorded On: February 08, 2024 09:03 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: 12749
Receipt Number: 20240208000068
Recorded Date/Time: February 08, 2024 09:03 AM
User: Calinda B
Station: Station 20

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
LADERA LITTLE ELM CONDOMINIUM ASSOCIATION, INC.

The undersigned, being an officer of Ladera Little Elm Condominium Association, Inc., and in accordance with Section 82.116 of the Texas Uniform Condominium Act, does hereby certify as follows:

1. The name of the condominium project: Ladera Little Elm Condominiums (the "**Condominium**").
2. The name of the Association: Ladera Little Elm Condominium Association, Inc., a Texas non-profit corporation (the "**Association**").
3. The location of the condominium: 2002 Oak Grove Parkway, Little Elm, Texas 75068.
4. The recording data for the declaration: Declaration of Condominium Regime for Ladera Little Elm Condominiums, recorded as Document No. 2024-12313, Official Public Records of Denton County, Texas.
5. The mailing address of the Association: Ladera Little Elm Condominium Association, Inc., c/o Texas Star Community Management, 6401 S. Custer Road, Ste. 2020, McKinney Texas 75070.
6. The name and mailing address of the person managing the Association: Ladera Little Elm Condominium Association, Inc., c/o Texas Star Community Management, 6401 S. Custer Road, Ste. 2020, McKinney Texas 75070.

[SIGNATURE PAGE FOLLOWS]

This Certificate is effective as of the 10th day of January, 20 24.

**LADERA LITTLE ELM CONDOMINIUM
ASSOCIATION, INC.,**

a Texas non-profit corporation

By: Steve Deliv

Printed Name: Steve Deliv

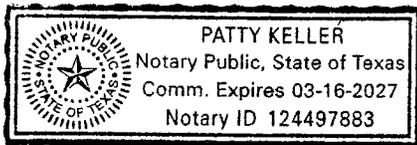
Title: Managing Member

THE STATE OF TEXAS §

COUNTY OF Denton §

This instrument was acknowledged before me on 10th day of January, 20 24, by Steve Deliv, Managing Member of Ladera Little Elm Condominium Association, Inc., a Texas non-profit corporation, on behalf of said corporation.

[SEAL]



Patty Keller
Notary Public Signature

AFTER RECORDING RETURN TO:

Robert D. Burton, Esq.
Winstead, PC
401 Congress Avenue, Suite 2100
Austin, Texas 78701