

Denton County
Juli Luke
County Clerk

Instrument Number: 11311

ERecordings-RP

MISCELLANEOUS

Recorded On: February 08, 2023 09:28 AM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$38.00

***** 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: 11311
Receipt Number: 20230208000056
Recorded Date/Time: February 08, 2023 09:28 AM
User: Debra B
Station: Station 42

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

PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
for
POINT NOBLE HOMEOWNERS ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
COUNTY OF DENTON §

The undersigned, being the Managing Agent for Point Noble Homeowners Association, Inc., a non-profit corporation ("Association") organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code which supersedes any prior Management Certificate filed by the Association:

1. Name of Subdivision: The name of the subdivision is Point Noble.
2. Name of Association: The name of the Association is Point Noble Homeowners Association, Inc.
3. Recording Data for the Subdivision:
 - a. Point Noble, a subdivision in Denton County, Texas according to the map or plat thereof recorded in Volume M, Page 51 of the Plat Records of Denton County, Texas and all amendments to or replats of said maps or plats, if any.
 - b. Property described by metes and bounds on Exhibit "A" attached to the "Declaration of Annexation to Point Noble Homeowners Association, Inc." recorded in the Official Public Records of Real Property of Denton County, Texas under Clerk's File No. 2001-R0107719 (which said Exhibit "A" is incorporated herein by reference).
4. Recording Data for the Declaration:*
 - a. Documents:
 - (1) Declaration of Covenants, Conditions and Restrictions for Point Noble.
 - (2) First Amendment to Declaration of Covenants, Conditions and Restrictions for Point Noble.
 - (3) Declaration of Annexation to Point Noble Homeowners Association, Inc. (Per Article 9, Section 9.1-Bylaws).
 - (4) Declaration of Annexation to Point Noble Homeowners Association, Inc.
 - b. Recording Information:

- (1) Denton County Clerk's File No. 96-R0020370.
- (2) Denton County Clerk's File No. 97-R0019971.
- (3) Denton County Clerk's File No. 2001-R0070414.
- (4) Denton County Clerk's File No. 2001-R0107719.

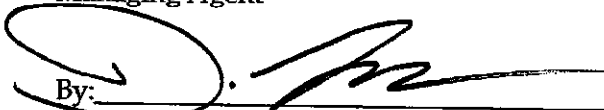
- 5. Name and Mailing Address of the Association: The name and mailing address of the Association is Point Noble Homeowners Association, Inc. c/o Legacy Southwest Property Management, LLC, 8668 John Hickman Parkway, Suite 801, Frisco, Texas 75034.
- 6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: Legacy Southwest Property Management, LLC Address: 8668 John Hickman Parkway, Suite 801, Frisco, Texas 75034. Phone No.: 214.705.1615. Email Address: dale@legacysouthwestpm.com.
- 7. The Association's Dedicatory Instruments are Available to Members Online at: <http://www.pointnoblehoa.com>.
- 8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

Description	Fee
Resale Certificate	\$ 350.00
Resale Certificate Rush Fee	\$100.00 24 hour; \$75.00 2-3 days; \$50.00 4-9 days; standard 10 days
Transfer Fee	\$ 150.00
Refinance Fee	\$ 50.00

Executed on this 7 day of February, ~~2022~~ 2023

**POINT NOBLE HOMEOWNERS
ASSOCIATION, INC.**

By: Legacy Southwest Property Management, LLC,
Managing Agent

By:  _____

Printed: Danielle Lascare _____

Its: President. _____

* Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the association, as well as performing a physical inspection of the property and common areas, prior to purchase. This Management Certificate does not purport to identify every publicly recorded document affecting the subdivision/association. No person should rely on this Management Certificate for anything other than for identifying and contacting the Association.

THE STATE OF TEXAS §
 §
COUNTY OF Collin §

BEFORE ME, the undersigned notary public, on this 7 day of February, ~~2022~~ 2023 personally appeared Danielle Lascatere President of Legacy Southwest Property Management, LLC, Managing Agent for Point Noble Homeowners Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purpose and in the capacity therein expressed.



Vonda Farley
Notary Public in and for the State of Texas