

Denton County  
Juli Luke  
County Clerk

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Instrument Number: 171185

ERecordings-RP

NOTICE

Recorded On: December 20, 2022 08:17 AM

Number of Pages: 3

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" Examined and Charged as Follows: "

Total Recording: \$34.00

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\*\*\*\*\* 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: 171185  
Receipt Number: 20221219000766  
Recorded Date/Time: December 20, 2022 08:17 AM  
User: Jennifer K  
Station: Station 38

**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

This Management Certificate is recorded pursuant to Section 209.004 of the Texas Property Code.  
This amends all prior Management Certificates filed for this Association.

This MANAGEMENT CERTIFICATE (this "Certificate") is made effective as of January 1, 2023 by Robson Ranch Villas Association No. 1, Inc., a Texas non-profit corporation (the "Association").

### WITNESSETH:

WHEREAS, the Declarant for Robson Ranch Villas has previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for Robson Ranch Villas filed of record on or about September 29, 2014 (the "Declaration") and recorded at Document #2014-98643 in the Real Property Records of Denton County, Texas, which Declaration is incorporated herein for all purposes.

WHEREAS, Declarant has created the Association for the benefit Robson Ranch Villas.

WHEREAS, the Association was duly formed on September 29, 2014, as Robson Ranch Villas Association No. 1, Inc.

WHEREAS, the Association has caused this Certificate to be prepared and filed in accordance with the provisions of the Texas Property Code as provided in Section 209 of the Texas Property Code.

NOW, THEREFORE, the undersigned hereby certifies as follows on behalf of the Association:

1. Name of the Subdivision. The name of the subdivision which is subject to the Declaration is Robson Ranch Villas.
2. Name of the Association. The name of the Association is the Robson Ranch Villas Association No. 1, Inc. and is located at Denton County, Texas. The mailing address for the Association is 4Sight Property Management, 4760 Preston Rd., Suite 244-PMB 238, Frisco, TX 75034.
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. The Declaration for the Association was filed on or about September 29, 2014 (the "Declaration") recorded at Document #2014-98643 in the Real Property Records of Denton County, Texas; which Declaration is incorporated herein for all purposes and any amendments or supplements thereto.
5. The Name and Mailing Address of Managing Agent. The Association's managing agent is:

4Sight Property Management  
4760 Preston Rd., Suite 244-PMB 238  
Frisco, TX 75034

6. Manager of the Association. The telephone number for the manager of the Association is (469) 287-8583 and the email address for the manager of the Association is HOAinformation@4SightPM.com.

7. Website for the Association. The website for the Association is www.rrtxvillas.frontsteps.com.

8. Resale Certificates: Resale Certificates may be requested by contacting 4Sight Property Management at (469) 287-8583. The cost of a Resale Certificate is \$375.00. The cost for a rush fee is \$150. The cost for a change fee is \$75. The cost of a transfer fee is \$175.

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed as of the date first above written.

ASSOCIATION:

Robson Ranch Villas Association No. 1, Inc., a Texas non-profit corporation

By:

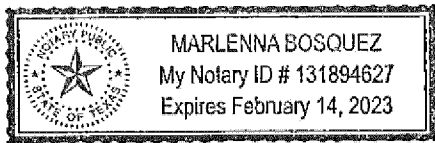



Authorized Representative for  
Robson Ranch Villas Association No. 1, Inc.

THE STATE OF TEXAS           §  
COUNTY OF DENTON         §

This instrument was acknowledged before me on this 14<sup>th</sup> day of December, 2022 by Todd Gschwend, Authorized Representative for Robson Ranch Villas Association No. 1, Inc., a Texas non-profit corporation, on behalf of such corporation.

Notary Public in and for the State of Texas



  
Notary Public Signature