

Denton County
Juli Luke
County Clerk

Instrument Number: 93414

ERecordings-RP

MISCELLANEOUS

Recorded On: August 30, 2023 11:21 AM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: \$42.00

***** 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: 93414
Receipt Number: 20230830000197
Recorded Date/Time: August 30, 2023 11:21 AM
User: Brandon H
Station: Station 10

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
CHADWICK FARMS TOWNHOME ASSOCIATION, INC.**

The undersigned, being an officer of Chadwick Farms Townhome Association, 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: Chadwick Farms Townhomes.
2. The name of the Association: Chadwick Farms Townhome Association, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property located in Denton County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Chadwick Farms Townhomes, recorded under Document No. 2023-93349, Official Public Records of Denton County, Texas, as same may be amended from time to time (the "Declaration").
4. The recording data for the Declaration with any Amendments and/or Supplements thereto: The recording data for the Declaration and any amendments and/or supplements thereto are more particularly described on Attachment 1 attached hereto and incorporated herein by reference.
5. The name and mailing address of the Association: Chadwick Farms Townhome Association, Inc., c/o Neighborhood Management, Inc., 1024 S. Greenville Ave., Suite 230, Allen, Texas 75002.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name: Chadwick Farms Townhome Association, Inc., c/o
Neighborhood Management, Inc.
Mailing Address: 1024 S. Greenville Ave., Suite 230, Allen, TX 75002
Attn.: Audrey Beard
Telephone Number: (469) 261-9193
Email Address: managementcertificate@nmitx.com
7. Website to access the Association's Dedicatory Instruments:
<https://neighborhoodmanagement.com>
8. Amount and description of fees related to property transfer: The Association fees are in the following amounts:

Working Capital Assessment – two (2) months of Regular Assessments

Transfer Fee - \$250.00

Resale Certificate Fee: \$375.00

Updated Resale Certificate Fee: \$375.00

Optional Inspection Fee: \$150.00

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.

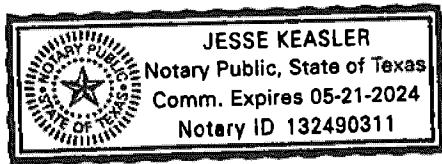
CHADWICK FARMS TOWNHOME ASSOCIATION,
INC., a Texas nonprofit corporation

By: [Signature]
Name: Bruno Pasquinelli
Title: President

THE STATE OF TEXAS §
 §
COUNTY OF Dallas §

This instrument was acknowledged before me on the 29 day of August
2023, by Bruno Pasquinelli, the President of Chadwick Farms Townhome Association, 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
rburton@winstead.com

ATTACHMENT 1

RECORDING DATA FOR THE DECLARATION AND RELATED DOCUMENTS

1. Declaration of Covenants, Conditions and Restrictions for Chadwick Farms Townhomes, recorded as Document No. 2023-93349, Official Public Records of Denton County, Texas.
2. Chadwick Farms Townhomes Community Manual, recorded as Document No. 2023-93371, Official Public Records of Denton County, Texas.
3. Chadwick Farms Townhomes Adoption of Working Capital Assessment, recorded as Document No. 2023-93378, Official Public Records of Denton County, Texas.

ATTACHMENT 1

MANAGEMENT CERTIFICATE
CHADWICK FARMS TOWNHOME ASSOCIATION, INC.