

**Denton County
Juli Luke
County Clerk**

Instrument Number: 140720

ERecordings-RP

NOTICE

Recorded On: December 30, 2024 10:57 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: 140720
Receipt Number: 20241230000289
Recorded Date/Time: December 30, 2024 10:57 AM
User: Victoria F
Station: Station 25

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

**MANAGEMENT CERTIFICATE
FOR
THE VILLAGES OF WOODLAKE**

STATE OF TEXAS

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KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF DENTON

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Pursuant to the provisions of Section 209.004 of the Texas Property Code, the undersigned property owners' association hereby records this Management Certificate for VOW Homeowners Association, Inc..

1. The name of the subdivision is The Villages of Woodlake.
2. The name of the association is VOW Homeowners Association, Inc.
3. The recording data for the subdivisions follows:

Subdivision

Recording Data

The Villages of Woodlake Phase I	Final Plat filed in Cabinet Q, Page 123 & 124 on 5/6/1999.
The Villages of Woodlake Phase II A	Final Plat filed in Cabinet R, Page 84 on 11/30/1999.
The Villages of Woodlake Phase II A	Final Plat filed in Cabinet S, Page 90 on 7/17/2000.
The Villages of Woodlake Phase II B	Final Plat filed in Cabinet R, Page 219 on 2/7/2000.
The Villages of Woodlake Phase III A	Final Plat filed in Cabinet S, Page 198 on 9/18/2000.
The Villages of Woodlake Phase III B	Final Plat filed in Cabinet S, Page 199 on 9/18/2000.
The Villages of Woodlake Phase III C	Final Plat filed in Cabinet U, Page 656 on 10/10/2002.
The Villages of Woodlake Phase IV A	Final Plat filed in Cabinet T, Page 345 on 7/20/2001.
The Villages of Woodlake Phase IV B	Final Plat filed in Cabinet T, Page 403-404 on 8/21/2001.
The Villages of Woodlake Phase V	Final Plat filed in Cabinet U, Page 506 on 7/17/2002.
The Villages of Woodlake Amenity Center	Final Plat filed in Cabinet S, Page 140 & 141 on 8/8/2000.

4. The recording data for the Declaration(s) follows:

Instrument and Recording Data

Declaration of Covenants, Conditions and Restrictions for Villages of Woodlake, Recorded as Doc. No. 99-R0071092 of the Real Property Records of Denton County, Texas on 7/13/1999.

First Annexation to the Declaration of Covenants, Condition and Restriction for Villages of Woodlake , Recorded in Volume 4482, Page 0199 of the Real Property Records of Denton County, Texas.

Second Annexation to the Declaration of Covenants, Conditions and Restrictions for Villages of Woodlake, Recorded in Volume 4597, Page 02210 of the Real Property Records of Denton County, Texas.

Third Annexation to the Declaration of Covenants, Conditions and Restrictions for Villages of Woodlake, Recorded in Volume 4716, Page 00946 of the Real Property Records of Denton County, Texas.

Fourth Annexation to the Declaration of Covenants, Conditions and Restrictions for Villages of Woodlake, Recorded in Volume 4942, Page 00544 of the Real Property Records of Denton County, Texas.

Fifth Annexation to the Declaration of Covenants, Conditions and Restrictions for Villages of Woodlake, Recorded in Volume 5130, Page 00664 of the Real Property Records of Denton County, Texas.

Sixth Annexation to the Declaration of Covenants, Conditions and Restrictions for Villages of Woodlake, Recorded in Volume 5208, Page 01390 of the Real Property Records of Denton County, Texas.

Seventh Annexation to the Declaration of Covenants, Conditions and Restriction for Villages of Woodlake, Recorded in Volume 5209, Page 01357 of the Real Property Records of Denton County, Texas.

Eighth Annexation to the Declaration of Covenants, Conditions and Restriction for Villages of Woodlake, Recorded in Volume 5274, Page 00431 of the Real Property Records of Denton County, Texas.

Third Supplement to Notice of Filing of Dedicatory Instruments for Villages of Woodlake, Recorded as Document # 2016-61188 of the Real Property Records of Denton County, Texas on 05/26/2016.

Fifth Supplement to Notice of Filing of Dedicatory Instruments for Villages of Woodlake, Recorded as Document # 94588 of the Real Property Records of Denton County, Texas on 06/28/2022.

5. VOW Homeowner's Association, in c/o RTI/Community Management Associates, Inc., (CMA) 1800 Preston Park Boulevard, Suite 200, Plano, Texas 75093.
6. The association's designated representative is RTI/Community Management Associates, Inc. (CMA), 1800 Preston Park Boulevard, Suite 200, Plano, Texas 75093. For association information, the phone number is 972-943-2820, the email is closing@cmamanagement.com and the association's website is www.cmamanagement.com.
7. Fees charged in connection with a property transfer in the subdivision are:
 - Resale Certificate- Routine Owner Certificate \$375, Lot Purchase by Builder \$50
 - Transfer Fee: \$250
 - Foreclosure Transfer Fee: \$300

IN WITNESS WHEREOF, this Management Certificate is hereby executed by its duly authorized agent on this 27th day of December, 2024.

VILLAGES OF WOODLAKE HOMEOWNERS ASSOCIATION, INC.

By: CMA, Manager

By: _____

Karen Bradley

ACKNOWLEDGMENT

STATE OF TEXAS

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COUNTY OF COLLIN

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This instrument was acknowledged before me on the 27th day of December, 2024, by Karen Bradley of CMA, Manager for Villages of Woodlake Homeowners Association, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.

Lauren Ansley
Notary Public, State of Texas

AFTER RECORDING, RETURN TO:

CMA, Inc.
Attention: Lauren Ansley
1800 Preston Park Boulevard, Suite 200
Plano, Texas 75093

