

Denton County  
Juli Luke  
County Clerk

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Instrument Number: 64929

ERecordings-RP

HOA MANAGEMENT CERTIFICATE

Recorded On: June 20, 2024 10:51 AM

Number of Pages: 3

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" Examined and Charged as Follows: "

Total Recording: \$33.00

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\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\*

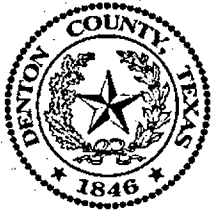
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 64929  
Receipt Number: 20240619000167  
Recorded Date/Time: June 20, 2024 10:51 AM  
User: Patty M  
Station: Station 5

**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 June 19, 2024 by Estates at Yarbrough Farms HOA, Inc., a Texas non-profit corporation (the "Association").

### WITNESSETH:

WHEREAS, the Declarant for Estates at Yarbrough Farms has previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for Estates at Yarbrough Farms filed of record on or about November 6, 2018 (the "Declaration") and recorded at Instrument #2018-131123 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 of Estates at Yarbrough Farms.

WHEREAS, the Association was duly formed on November 6, 2018, as Estates at Yarbrough Farms HOA, 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 Estates at Yarbrough Farms.
2. Name of the Association. The name of the Association is the Estates at Yarbrough Farms HOA, Inc. and is located at Denton County, Texas. The mailing address for the Association is Secure Association Management, P.O. Box #51555, Denton, TX 76206.
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 November 6, 2018 (the "Declaration") recorded at Instrument #2018-131123 in the Real Property Records of Denton County, Texas; which Declaration is incorporated herein for all purposes and any amendments or supplements thereto.

The Declaration was amended as follows:

- On or about December 3, 2020 at Instrument #2020-197798;
- On or about August 27, 2021 at Instrument #2021-156715;
- On or about December 12, 2022 at Instrument #2022-167909; and
- On or about January 5, 2023 at Instrument #2023-1506.

5. The Name and Mailing Address of Managing Agent. The Association's managing agent is:

Secure Association Management  
P.O. Box #51555, Denton, TX 76206

6. Manager of the Association. The telephone number for the manager of the Association is 940-497-7328 and the email address for the manager of the Association is info@secure-mgmt.com.

7. Website for the Association. The website for the Association is https://secure.cincwebaxis.com/210.


8. Resale Certificates: Resale Certificates may be requested by contacting Secure Association Management at info@secure-mgmt.com. The cost of a Resale Certificate is \$375.00. The cost of a Transfer Fee is \$175.00. The cost of a Rush Fee is \$100.00. Transfer and Rush Fees are subject to change at the management company's discretion.

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

ASSOCIATION:

Estates at Yarbrough Farms HOA, Inc., a Texas non-profit corporation

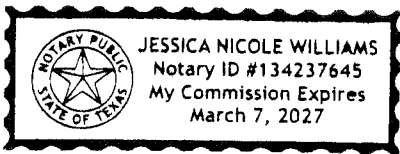
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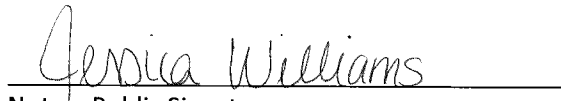
  
Authorized Representative for  
Estates at Yarbrough Farms HOA, Inc.

THE STATE OF TEXAS           §  
COUNTY OF DALLAS           §

This instrument was acknowledged before me on this 19<sup>th</sup> day of June, 2024 by John Mackenzie, Authorized Representative for Estates at Yarbrough Farms HOA, Inc., a Texas non-profit corporation, on behalf of such corporation.

Notary Public in and for the State of Texas



  
Notary Public Signature