

**Denton County  
Juli Luke  
County Clerk**

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**Instrument Number:** 8452

ERecordings-RP

CERTIFICATE

Recorded On: January 28, 2025 01:15 PM

Number of Pages: 5

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**" Examined and Charged as Follows: "**

Total Recording: \$41.00

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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: 8452  
Receipt Number: 20250128000369  
Recorded Date/Time: January 28, 2025 01:15 PM  
User: Kraig T  
Station: Station 21

**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

**PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE  
for  
ARTESIA COMMUNITY ASSOCIATION**

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STATE OF TEXAS           §  
  §  
COUNTY OF DENTON       §

The undersigned, being the Managing Agent of Artesia Community Association, a nonprofit corporation ("Association") organized and existing under the laws of the State of Texas, submits the following information pursuant to and in accordance with Section 209.004 of the Texas Property Code, which supersedes any Management Certificates previously filed by the Association:

1. Name of Subdivision: The name of the Subdivision is Artesia.
2. Name of Association: The name of the Association is Artesia Community Association.
3. Recording Data for the Subdivision:
  - a. Artesia Phase 1A - Plat recorded on April 19, 2006, as Document No. 2006-45830, of the Official Public Records of Denton County, Texas;
  - b. Artesia Phase 1B - Plat recorded on July 12, 2006, as Document No. 2006-84036, of the Official Public Records of Denton County, Texas;
  - c. Artesia Phase 1C - Plat recorded on July 12, 2006, as Document No. 2006-84037, of the Official Public Records of Denton County, Texas;
  - d. Artesia Phase 1A Replat- Plat recorded on November 29, 2006, as Document No. 2006-145511, of the Official Public Records of Denton County, Texas;
  - e. Artesia Phase 1A Amending Plat recorded on April 28, 2010, as Document No. 2010-66, of the Official Public Records of Denton County, Texas;
  - f. Artesia Phase 1B - Replat recorded on March 30, 2011, as Document No. 2011-58, of the Official Public Records of Denton County, Texas;
  - g. Artesia Phase 4A - Plat recorded on April 2, 2012, as Document No. 2012-074, of the Official Public Records of Denton County, Texas;
  - h. Artesia Phase 4B - Plat recorded on April 12, 2012, as Document No. 2012-080, of the Official Public Records of Denton County, Texas;
  - i. Artesia Phase 4C - Final Plat recorded on November 19, 2013, as Document No. 2013-315, of the Official Public Records of Denton County, Texas;

- j. Artesia Phase 2C – Final Plat recorded on January 21, 2014, as Document No. 2014-20, of the Official Public Records of Denton County, Texas;
- k. Artesia Phase 4C – Amended Plat recorded on May 28, 2014, as Document No. 2014-184, of the Official Public Records of Denton County, Texas;
- l. Artesia Phase 2A – Final Plat recorded on February 5, 2015, as Document No. 2015-42, of the Official Public Records of Denton County, Texas;
- m. Artesia Phase 5A – Final Plat recorded on June 18, 2015, as Document No. 2015-239, of the Official Public Records of Denton County, Texas;
- n. Artesia North Phase 1A – Final Plat recorded on July 14, 2015, as Document No. 2015-267, of the Official Public Records of Denton County, Texas;
- o. Artesia North Phase 1B – Replat recorded on August 6, 2015, as Document No. 2015-299, of the Official Public Records of Denton County, Texas;
- p. Artesia North Phase 4 – Final Plat recorded on February 17, 2016, as Document No. 2016-76, of the Official Public Records of Denton County, Texas;
- q. Artesia Phase 5A – Replat recorded on February 19, 2016, as Document No. 2016-81, of the Official Public Records of Denton County, Texas;
- r. Artesia Phase 5B – Replat recorded on September 7, 2016, as Document No. 2016-2127, of the Official Public Records of Denton County, Texas;
- s. Artesia Phase 1B – Artesia North Phase 1B – Vacating Plat recorded on March 22, 2017, as Document No. 2017-137, of the Official Public Records of Denton County, Texas;
- t. Artesia North Phase 2 – Final Plat recorded on April 4, 2017, as Document No. 2017-164, of the Official Public Records of Denton County, Texas;
- u. Artesia North Phase 3 – Final Plat recorded on December 1, 2017, as Document No. 2017-488, of the Official Public Records of Denton County, Texas;
- v. Artesia North Phase 3 Certificate of Correction recorded on May 4, 2018, as Document No. 2018-50917, of the Official Public Records of Denton County, Texas;
- w. Artesia North Phase 4 Certificate of Corrections recorded on August 28, 2018, as Document No. 2018-102069, of the Official Public Records of Denton County, Texas; and
- x. Artesia North Phase 3 Certificate of Correction recorded on November 16, 2018, as Document No. 2018-134759, of the Official Public Records of Denton County, Texas.

4. Recording Data for the Declaration\*:

- a. Declaration of Covenants, Conditions and Restrictions for Artesia recorded on February 16, 2007, as Document No. 2007-19000, of the Official Public Records of Denton County, Texas; and
- b. Notice of Filing of Dedicatory Instruments for Artesia Community Association [to Declaration of Covenants, Conditions and Restrictions for Artesia recorded on January 14, 2021, as Document No. 2021-7367, of the Official Public Records of Denton County, Texas.

5. Name and mailing address of the Association: The name and mailing address of the Association is Artesia Community Association, c/o Castle Group Texas, LLC, 6860 North Dallas Parkway, Suite 200, Plano, Texas, 75024.

6. The Contact Information for the Association's Managing Agent: The name and contact information for the Managing Agent of the Association is:

Artesia Community Association  
c/o Castle Group Texas, LLC  
6860 North Dallas Parkway, Suite 200  
Plano, Texas, 75024  
Phone Number: (800) 337-5850  
Email Address: [residentservices@castlegroup.com](mailto:residentservices@castlegroup.com)

7. The Association's Dedicatory Instruments are Available to Members Online at:  
<https://artesiacommunity.sites.townsq.io/0>

8. The Amount and Description of the Fees and Other Charges by the Association in Connection with a Property Transfer:

Description	Fee
Resale Certificate	\$295.00
Updated Resale Certificate	\$75.00
Add on Ledger	\$20.00
Statement of Account	\$200.00
Transfer Fee	\$150.00
Rush Fee	\$200.00 (1 day) \$150.00 (3 day)
Working Capital Contribution	The greater of \$150.00 or ¼ of the annual regular assessment

\*Resale Certificates may be requested by going to [www.castlegroup.com](http://www.castlegroup.com) and selecting Resale Documents, if you require further assistance, please contact Resident Services at (800) 337-5850.

### ACKNOWLEDGEMENT

The foregoing is a true and correct copy of the Management Certificate for the association identified above.

ARTESIA COMMUNITY ASSOCIATION,  
a Texas nonprofit corporation

By:   
Dale Jenk, Board President

\*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. This Management Certificate should not be relied upon for any purpose other than to provide instruction for identifying and contacting the Association.

STATE OF TEXAS           §  
                                     §  
COUNTY OF Denton   §

BEFORE ME, the undersigned notary public, on this 27 day of January, 2025, personally appeared Dale Jenk, Board President of Artesia Community Association, a Texas nonprofit corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and in the capacity therein expressed.

  
Notary Public in and for the State of Texas

