

Denton County  
Juli Luke  
County Clerk

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Instrument Number: 18026

ERecordings-RP

MISCELLANEOUS

Recorded On: February 22, 2024 04:12 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: 18026  
Receipt Number: 20240222000707  
Recorded Date/Time: February 22, 2024 04:12 PM  
User: Denise W  
Station: Station 18

**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  
TOWNHOMES AT NORTHPOINTE NEIGHBORHOOD ASSOCIATION III, INC.**

The undersigned, being an officer of Townhomes at Northpointe Neighborhood Association III, 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: Townhomes at Northpointe Neighborhood Association III, Inc.
2. The name of the Association: Townhomes at Northpointe Neighborhood Association III, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All of that certain real property situated in Denton County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Townhomes at Northpointe Neighborhood Association III, Inc., recorded under Document No. 2024-17673 \_\_\_\_\_ in the Official Public Records of Denton County, Texas, as the same may be amended from time to time (the “**Declaration**”).
4. The recording data for the Declaration and any amendments and/or supplements thereto: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the Association: Townhomes at Northpointe Neighborhood Association III, Inc., 4400 State Highway 121, Suite 900, Lewisville, Texas 75056.
6. The name, mailing address, telephone number, and email address of the person managing the Association:  

Name:	Townhomes at Northpointe Neighborhood Association III, Inc.
Mailing Address:	4400 State Highway 121, Suite 900 Lewisville, Texas 75056
Attn:	Kristen Fritz
Telephone Number:	(972) 410-6614
Email Address:	<u><a href="mailto:Kristen.Fritz@brightrealty.com">Kristen.Fritz@brightrealty.com</a></u>
7. Website to access the Association’s dedicatory instruments:  
[www.castlehills.com](http://www.castlehills.com)

8. Amount and description of fees related to property transfer in the subdivision:  
The Association fees are in the following amounts:

Townhomes at Northpointe Neighborhood Association III, Inc.:

Working Capital Assessment – the amount equal to one (1) month  
of Regular Assessments

Transfer Fee - \$250.00

Castle Hills Residential Association:

Working Capital Assessment - \$100.00

Transfer Fee - \$250.00

Estoppel Fee - \$350.00

Castle Hills Schools Foundation, Inc.:

Assessment - One-half of one percent (.50%) of the sales price

The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

*[SIGNATURE PAGE FOLLOWS]*

This Certificate is effective on the date this instrument is Recorded.

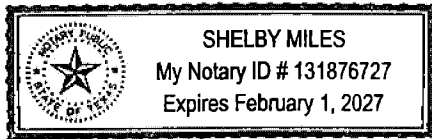
**TOWNHOMES AT NORTHPOINTE  
NEIGHBORHOOD ASSOCIATION III, INC.,**  
a Texas nonprofit corporation

By: [Signature] KF  
Printed Name: Eric Stanley  
Title: President & COO

STATE OF TEXAS §  
COUNTY OF Denton §

This instrument was acknowledged before me on the 17 day of February  
2024 by Eric Stanley as President & COO of  
Townhomes at Northpointe Neighborhood Association III, 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  
Email: [rburton@winstead.com](mailto:rburton@winstead.com)

**ATTACHMENT 1**

1. Declaration of Covenants, Conditions and Restrictions for Townhomes at Northpointe Neighborhood Association III, Inc., recorded under Document No. 2024-17673 in the Official Public Records of Denton County, Texas, as the same may be amended from time to time.
2. Townhomes at Northpointe Neighborhood Association III, Inc. Community Manual, recorded under Document No. 2024-17805 in the Official Public Records of Denton County, Texas, as the same may be amended and supplemented from time to time.
3. Townhomes at Northpointe Neighborhood Association III, Inc. Adoption of Working Capital Assessment, recorded under Document No. 2024-17813 in the Official Public Records of Denton County, Texas.