

**Denton County
Juli Luke
County Clerk**

Instrument Number: 187753

ERecordings-RP

CERTIFICATE

Recorded On: October 12, 2021 02:43 PM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$38.00

******* 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: 187753
Receipt Number: 20211012000899
Recorded Date/Time: October 12, 2021 02:43 PM
User: Darcey B
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
MUSTANG PARK**

**STATE OF TEXAS §
 § **KNOW ALL MEN BY THESE PRESENTS:**
COUNTY OF DENTON §**

Pursuant to the provisions of Section 209.004 of the Texas Property Code, the undersigned property owners' association hereby records this Property Owners Association Management Certificate for **Mustang Park Townhomes Residential Community, Inc.**

1. The name of the subdivision is Mustang Park Phase Seven.
2. The name of the association is Mustang Park Townhomes Residential Community, Inc.
3. The recording data for the subdivision is as follows:

Subdivision

Recording Data

Mustang Park Ph. 7

Mustang Park, Phase Seven, an addition to the City of Carrollton, Denton County, Texas, according to the Map or Plat recorded on April 4, 2014 in Clerk's File No. 2014-127, Map/Plat Records, Denton County, Texas.

4. The recording data for the declaration and any amendments to the declaration is as follows:

Declaration of Covenants, Conditions and Restrictions for Mustang Park recorded July 24, 2014 as Instrument No. 2014-72753 of the Official Public Records of Denton County, Texas.

First Amendment to Declaration of Covenants, Conditions and Restrictions for Mustang Park recorded on August 3, 2017, as Instrument No. 2017-95124 in the Official Public Records of Denton County, Texas.

Second Amendment to Declaration of Covenants, Conditions and Restrictions for Mustang Park recorded on April 5, 2018, as Instrument No. 2018-38163 in the Official Public Records of Denton County, Texas

Third Amendment to Declaration of Covenants, Conditions and Restrictions for Mustang Park recorded on April 19, 2021, as

Instrument No. 2021-69456 in the Official Public Records of Denton County, Texas.

5. The name and mailing address of the association:

Mustang Park Townhomes Residential Community, Inc.
c/o MAC Group Management Company
The MAC Group
5605 FM 423 Suite 500 PMB #418
Frisco, TX 75036

6. The name, mailing address, telephone number, and e-mail address of the person managing the association or the association's designated representative is as follows:

Renae Walters
c/o MAC Group Management Company
5605 FM 423, Suite 500
PMB #418
Frisco, Texas 75036
469-939-4928
info@themacgroupco.com

7. The website address of any Internet website on which the association's dedicatory instruments are available in accordance with Section 207.006 is:

<https://app.townsq.io/login> Supplementary documents may be requested for an additional fee through [homewisedocs.com](https://www.homewisedocs.com)

8. The amount and description of a fee or fees charged by the association relating to a property transfer in the subdivision is as follows:

Resale Certificate Fee	\$350.00
Transfer Fee	\$200.00

9. Other information the association considers appropriate:

Resale Contact: resales@themacgroupco.com or online at <https://www.homewisedoc.com>

IN WITNESS WHEREOF, this Property Owners Association Management Certificate is hereby executed by its duly authorized agent on this 1 day of September, 2021.

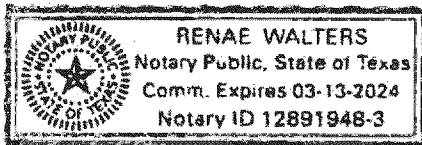
Mustang Park Townhomes Residential Community,
Inc,
a Texas non-profit corporation

By: Emerson Unger
Name: EMERSON UNGER
Title: PRESIDENT

ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF Dallas §

This instrument was acknowledged before me on the 1 day of September, 2021, by Emerson Unger, President of Mustang Park Townhomes Residential Community, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.



Renae Walters
Notary Public in and for the State of Texas

My Commission Expires: 3-13-2024