

Denton County
Juli Luke
County Clerk

Instrument Number: 69954

ERecordings-RP

NOTICE

Recorded On: June 26, 2025 11:47 AM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$37.00

***** 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: 69954
Receipt Number: 20250626000359
Recorded Date/Time: June 26, 2025 11:47 AM
User: Sheila B
Station: D9LFZSG3

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

AFTER RECORDING RETURN TO:

**Judd A. Austin, Jr.
Henry Oddo Austin & Fletcher, P.C.
1717 Main Street
Suite 4600
Dallas, Texas 75201**

STATE OF TEXAS §
 §
COUNTY OF DENTON §

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
FOR
HUDSON RANCH HOMEOWNERS ASSOCIATION**

This PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE ("*Certificate*") is made on behalf of HUDSON RANCH HOMEOWNERS ASSOCIATION, a Texas non-profit corporation ("*Association*").

WHEREAS, Bartonville South 1031, LLC., a Texas limited liability company, as the Declarant, placed of record that certain Declaration of Covenants, Conditions, and Restrictions for The Hudson Ranch Subdivision, recorded under Instrument No. 2002-58595 in the Official Public Records of Denton County, Texas ("*Declaration*"), which Declaration, as supplemented or amended, is incorporated herein for all purposes.

WHEREAS, the Association has caused this Certificate to be prepared and filed in accordance with the provisions of the Texas Residential Property Owners Protection Act as provided in Section 209.004 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 the subject of the Declaration is Hudson Hills.
2. Name and Mailing Address of the Association. The name of the Association is Hudson Ranch Homeowners Association, and its mailing address is c/o Property Management, Inc. ("*PMI Alliance*"), 1011 Surrey Lane, Bldg. #200, Suite 30, Flower Mound, Texas 75022.
3. Recording Data for the Subdivision. The recording data for Hudson Hills, an addition to the Town of Bartonville, Denton County, Texas, is recorded as Instrument No. 2022-32 of the Map/Plat Records of Denton County, Texas, including all amendments thereof and supplements thereto.

4. **Recording Data for the Declaration.** The recording data for the Declaration is recorded as Instrument No. 2022-58595; Instrument No. 2022-162947 (First Amended and Restated); Instrument No. 2023-35239 (First Amendment); and Instrument No. 2024-55358 (Second Amended and Restated), along with any and all amendments and supplements recorded in the Official Public Records of Denton County, Texas.

5. **Name and Contact Information for the Managing Agent of the Association.** The Association's managing agent is PMI Alliance, located at 1011 Surrey Lane, Bldg. #200, Suite 30, Flower Mound, Texas 75022, telephone number is (214) 295-9661, and email address is support@pmialliance.com.

6. **Website:** The Association's website may be found at www.pmialliance.com

7. **Fees Due Upon Property Transfer.** Fees charged relating to a property transfer are:

Type of Property Transfer	Dollar Amount
Resale Request (Certificate)	Up to \$375.00
Transfer Fee	\$250.00

8. **Resale Certificates.** Resale Certificates and other information regarding the Association may be requested by contacting the Association c/o PMI Alliance via <https://www.dallascommunitymanagement.com/>. Alternatively, you may contact PMI Alliance, located at 1011 Surrey Lane, Bldg. #200, Suite 30, Flower Mound, Texas 75022, telephone number is (214) 295-9661, and email address is support@pmialliance.com.

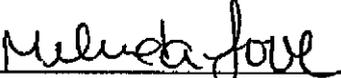
IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed on behalf of the Association in compliance with Section 209.004 of the Texas Property Code. This Certificate shall serve to take the place of all Management Certificates previously filed on behalf of the Association.

ASSOCIATION:

**HUDSON RANCH HOMEOWNERS
ASSOCIATION,
a Texas non-profit corporation**

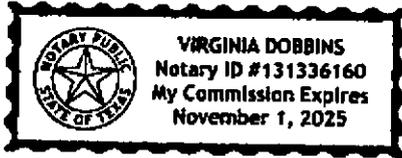
By: Property Management, Inc.,
d/b/a PMI Alliance

Its: Managing Agent

By: 
Melinda Love, Community Manager

STATE OF TEXAS §
 §
COUNTY OF DENTON §

This instrument was acknowledged before me on the 26 day of June, 2025
by Melinda Love, Community Manager at Property Management, Inc. d/b/a PMI Alliance, the
Managing Agent of Hudson Ranch Homeowners Association, a Texas non-profit corporation.



Virginia Dobbins
Notary Public, State of Texas