

Denton County  
Juli Luke  
County Clerk

---

Instrument Number: 46399

ERecordings-RP

CERTIFICATE

Recorded On: May 08, 2023 08:56 AM

Number of Pages: 3

---

" Examined and Charged as Follows: "

Total Recording: \$34.00

---

\*\*\*\*\* 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: 46399  
Receipt Number: 20230508000128  
Recorded Date/Time: May 08, 2023 08:56 AM  
User: Lisa T  
Station: Station 1

**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 May 3, 2023 by Woodlake Estates Phase II Homeowners' Association, Inc., a Texas non-profit corporation (the "Association").

### W I T N E S S E T H :

WHEREAS, the Declarant for Woodlake Estates Phase II has previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for Woodlake Estates Phase II filed of record on or about November 9, 1993 (the "Declaration") and recorded at Instrument No. 93-R0080648 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 Woodlake Estates Phase II.

WHEREAS, the Association was duly formed on December 13, 1993, as Woodlake Estates Phase II Homeowners' Association, 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 Woodlake Estates Phase II.
2. Name of the Association. The name of the Association is the Woodlake Estates Phase II Homeowners' Association, Inc. and is located at Denton County, Texas. The mailing address for the Association is Secure Association Management, PO 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 9, 1993 (the "Declaration") recorded at Instrument No. 93-R0080648 in the Real Property Records of Denton County, Texas; which Declaration is incorporated herein for all purposes and any amendments or supplements thereto.
5. The Name and Mailing Address of Managing Agent. The Association's managing agent is:

Secure Association Management  
PO Box 51555  
Denton, TX 76206

6. Manager of the Association. Resale Certificates and all other information regarding the Association may be requested by contacting the Association c/o Secure via <http://www.secure-mgmt.com/> or e-mail at [resale@secure-mgmt.com](mailto:resale@secure-mgmt.com). The telephone number for Secure is (940) 497-7328. Alternatively, you may contact the office for Secure at P.O. Box 51555, Denton, Texas 76026 or by email at [info@secure-mgmt.com](mailto:info@secure-mgmt.com).

7. Website for the Association. The website for the Association is [www.WoodlakeEstatesII.com](http://www.WoodlakeEstatesII.com).


8. Resale Certificates: Resale Certificates may be requested by contacting Secure Association Management at 940-497-7328. The cost of a Resale Certificate is \$375.00. Additional costs include a Transfer Fee up to \$375.00, an Expedite Fee up to \$150.00, and a Document Update Fee up to \$75.00.

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

ASSOCIATION:

Woodlake Estates Phase II Homeowners' Association,  
Inc., a Texas non-profit corporation

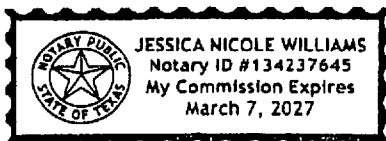
By:

  
Authorized Representative for  
Woodlake Estates Phase II Homeowners'  
Association, Inc.

THE STATE OF TEXAS           §  
COUNTY OF DALLAS         §

This instrument was acknowledged before me on this 5 day of MAY, 2023 by John Mackenzie, Authorized Representative for Woodlake Estates Phase II Homeowners' Association, Inc., a Texas non-profit corporation, on behalf of such corporation.

Notary Public in and for the State of Texas



  
Notary Public Signature