

VG-342-2025-62842

Denton County
Juli Luke
County Clerk

Instrument Number: 62842

Real Property Recordings

MISCELLANEOUS

Recorded On: June 09, 2025 04:28 PM

Number of Pages: 2

" Examined and Charged as Follows: "

Total Recording: \$29.00

***** 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: 62842
Receipt Number: 20250609000669
Recorded Date/Time: June 09, 2025 04:28 PM
User: Maria L
Station: Station 17

Record and Return To:

AAMC
2651 SAGEBRUSH DR #104

FLOWER MOUND TX 75028



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

PARKER ESTATES MANAGEMENT CERTIFICATE

In compliance with the provisions of Section 209.004 of the Texas Property Code, the undersigned entity gives notice that it is managing the herein described association:

1. Name of the Subdivision:

Parker Estates

2. Name of the Association:

Parker Estates Homeowners Association, Inc.

3. Recording data for the Subdivision:

Parker Estates, Phase 1, according to the final plat recorded in document 200i-R0099147, Pasquinelli's Parker Estates, Phase according to the final plat recorded in document 2002-ROI 441331 Official Public Records of Denton County, Texas.

4. Recording data for the declaration and declaration amendments:

Documents 2009-1331841 2010q08068, 2011-92437, 2011i-06943, 2011-109698, 2012-64674, 201272225, 2014-252341, 2015-112742, Official Public Records of Denton County, Texas.

5. Name and mailing address of the Association:

Accelerated Management
2651 Sagebrush Dr #104
Flower Mound, TX 75028
972.372.0752
Admin@acceleratedmgmt.com

6. Website address where all dedicatory instruments can be found:

www.acceleratedmgmt.com

7. The maximum fees to be charged relating to property transfer are:

- Resale Certificate: \$375.00
- Resale Certificate Update: \$75.00
- Rush Fees to expedite Resale Certification delivery in advance of 10 business days requirement:
 - o 1 Business Day: \$350 / 3 Business days: \$250 / 5 Business days: \$150 /
- Transfer fee: \$300.00
- Working Cap fee 2 months of dues \$740.00

8. Resale Certificates:

Resale certificates may be requested by contacting the association c/o Accelerated at
www.acceleratedmgmt.com

PARKER ESTATES HOMEOWNER ASSOCIATION IN WITNESS WHEREOF, this management Certificate is hereby executed by its duly authorized agent on this 29th day of May, 2025.

By: _____

Jamie Morris- Accelerated Association Management Company, LLC,

Sworn to, acknowledged and subscribed before me, under my official hand and seal of office this 29th day of May, 2025.

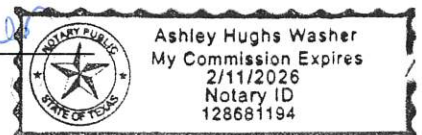
After Recording Please Return To:

AAMC
2651 Sagebrush DR #104
Flower Mound, TX 75028
info@acceleratedmgmt.com
972-372-0752 (o)
972-372-0680 (f)

Notary Public
State of Texas

Printed Name

My Commission Expires:



2-11-2026