

Denton County  
Juli Luke  
County Clerk

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Instrument Number: 89991

ERecordings-RP

MISCELLANEOUS

Recorded On: August 21, 2024 02:03 PM

Number of Pages: 4

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" Examined and Charged as Follows: "

Total Recording: \$37.00

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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: 89991  
Receipt Number: 20240821000370  
Recorded Date/Time: August 21, 2024 02:03 PM  
User: Marlene F  
Station: Station 6

**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

# PECAN MEADOWS HOMEOWNERS ASSOCIATION

## MANAGEMENT CERTIFICATE

STATE OF TEXAS       §  
                                  §  
COUNTY OF DENTON     §

KNOWN ALL MEN BY THESE PRESENTS:

Pursuant to the provisions of Section 209.004 of the Texas Property Code, the undersigned property owner's association hereby records this Management Certificate for Pecan Meadows Homeowners' Association, Inc.

1. The name of the subdivision is: Pecan Meadows Addition.
2. The name of the Association is: Pecan Meadows Homeowners Association (the "Association").
3. The recording data for the subdivision is as follows: See Exhibit "A" attached hereto.
4. The recording data for the Declaration is as follows:
  - (i) Declaration of Covenants, Conditions and Restrictions for Pecan Meadows Addition, filed for record on March 9, 1988, as Volume 4045, Page 01699 *et seq.* at Instrument Number 98-R0017961, in the Official Public Records of Denton County, Texas.
5. The name and mailing address of the Association: Pecan Meadows Homeowners' Association, Inc., c/o Accelerated Association Management Company, LLC., 2651 Sagebrush Drive, Suite 116, Flower Mound, Texas, 75028, Telephone Number: 972-372-0752, Email Address: [j.morris@acceleratedmgmt.com](mailto:j.morris@acceleratedmgmt.com)
6. The name and mailing address of the person managing the Association: Accelerated Association Management Company, LLC., Attn: Jamie Morris, 2651 Sagebrush Drive, Suite 116, Flower Mound, Texas, 75028, Telephone Number: 972-372-0752, Email Address: [j.morris@acceleratedmgmt.com](mailto:j.morris@acceleratedmgmt.com)
7. The website address of the Association: [www.pecanmeadowsfm.com](http://www.pecanmeadowsfm.com)
8. The amount and description of a fee or fees charged by the Association relating to a property transfer in the subdivision:
  - Resale Fee \$375.00
  - Transfer Fee \$300.00
9. Other information the Association considers appropriate: Prospective purchasers are advised to independently examine the Declaration, By-Laws, and all other governing documents of the Association, together with obtaining an official Resale Certificate and performing a comprehensive physical inspection of the lot/home and common areas, prior to purchase.

IN WITNESS WHEREOF, this Management Certificate is hereby executed by its duly authorized managing agent on the 15 day of August, 2024.

**PECAN MEADOWS HOMEOWNERS ASSOCIATION**

By: [Signature]  
Jamie Morris, Managing Agent

STATE OF TEXAS §  
   §  
COUNTY OF Denton §

This instrument was acknowledged before me on this 15 day of August 2024, by Jamie Morris, the Managing Agent of Pecan Meadows Homeowners Association, a Texas property-owners association, on behalf of said Texas property owners association.

Zach Morrison  
Notary Public in and for the State of Texas

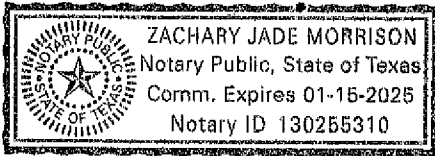


Exhibit "A"

1. Declaration of Covenants, Conditions and Restrictions for Pecan Meadows Addition, filed for record on March 9, 1988, as Volume 4045, Page 01699 *et seq.* at Instrument Number 98-R0017961, in the Official Public Records of Denton County, Texas.
2. Record Plat Pecan Meadows Addition, filed for record on March 9, 1988, as Instrument Number 98-R0017960, in the Official Public Records of Denton County, Texas.
3. Plat Information, filed for record on September 24, 1988, as Instrument Number 98-R0086654, in the Official Public Records of Denton County, Texas.
4. Notice to Purchasers of a Subdivision, Townhome or P.U.D. Lot or Condominium Unit regarding Declaration, Assessments, Rules, Resale Certificates and Management, filed for record on October 29, 2002, as Volume 5202, Page 00397 *et seq.* at Instrument Number 2002-R00137464, in the Official Public Records of Denton County, Texas.
5. Pecan Meadows Amended Plat, filed for record on July 2, 2004, as Instrument Number 2004-87775, in the Official Public Records of Denton County, Texas.