

Denton County
Juli Luke
County Clerk

Instrument Number: 22525

ERecordings-RP

NOTICE

Recorded On: March 05, 2025 02:41 PM

Number of Pages: 6

" Examined and Charged as Follows: "

Total Recording: \$45.00

***** 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: 22525
Receipt Number: 20250305000409
Recorded Date/Time: March 05, 2025 02:41 PM
User: Arie G
Station: Station 24

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

**NOTICE OF FILING DEDICATORY INSTRUMENTS FOR
PARKSIDE DENTON**

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

This Notice of Filing of Dedicatory Instruments for **PARKSIDE DENTON** is made on this the 4th day of March, 2025 on behalf of **PARKSIDE DENTON COMMUNITY ASSOCIATION, INC.** (the "Association").

WHEREAS, the Association is the property owners' association created by its owners to manage or regulate the planned development known as **PARKSIDE DENTON** and subject to the Declaration of Covenants Conditions and Restrictions for Parkside Denton which was filed of record on October 05, 2023 as Document No. Doc. 2023-108191 in the Official Public Records of Denton County, Texas (the "Declaration"); and

WHEREAS, Section 202.006 of the Texas Property Code provides a property owners' association shall file dedicatory instruments in the real property records of each county in which the property to which the dedicatory instruments relate is located; and

WHEREAS, the Association desires to record the attached dedicatory instrument in the real property records of Denton County, Texas, pursuant to and in accordance with Section 202.006 of the Texas Property Code; and

NOW, THEREFORE, the following dedicatory instruments are the originals, or exact copies thereof, and is hereby filed of record in the real property records of Denton, County, Texas, in accordance with Section 202.006 of the Texas Property Code:

**Exhibit 1: CERTIFICATE OF FORMATION FOR PARKSIDE
DENTON COMMUNITY ASSOCIATION, INC.**

IN WITNESS WHEREOF, the Association has caused this Notice to be executed by its duly authorized agent as of the date first above written.

FOR PARKSIDE DENTON COMMUNITY
ASSOCIATION, INC.

By: Thomas L. Kapioltas

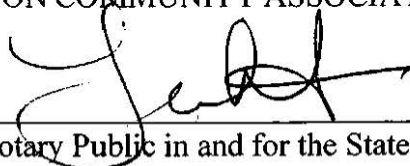
Its: Attorney, Authorized Agent

STATE OF TEXAS

§
§
§

COUNTY OF COLLIN

This instrument was acknowledged before me on the 4th day of March 2025, by Thomas L. Kapioltas the Authorized Agent for PARKSIDE DENTON COMMUNITY ASSOCIATION, INC. on behalf of said entity.

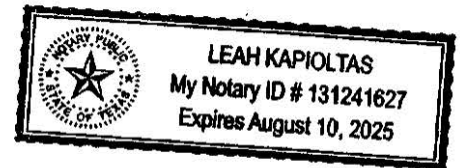


Notary Public in and for the State of Texas

Notary stamp or seal:

AFTER RECORDING RETURN TO:

PARKSIDE DENTON COMMUNITY ASSOCIATION, INC.
c/o The Kapioltas Law Firm, PLLC
Attn: Thomas L. Kapioltas
2150 S. Central Expressway, Suite 200
McKinney, Texas 75070



PARKSIDE DENTON COMMUNITY ASSOCIATION, INC.
MANAGEMENT CERTIFICATE - DENTON COUNTY

In accordance with Texas Property Code Section 209.004, Texas Residential Property Owners Protection Act, **PARKSIDE DENTON COMMUNITY ASSOCIATION, INC.**, certifies as to the following:

1. The name of the subdivision is:

PARKSIDE DENTON

2. The name of the association is:

PARKSIDE DENTON COMMUNITY ASSOCIATION, INC.

3. The recording data for the subdivision (plat) is:

**Declaration of Covenants, Conditions, and Restrictions for Parkside Denton
Doc. 2023-108191**

4. The recording data for the declaration (including covenants, bylaws, and rules and regulations) is:

**Declaration of Covenants, Conditions, and Restrictions for Parkside Denton
Doc. 2023-108191
Certificate of Formation Parkside Denton Community Association, Inc.
Doc. 2023-112661
Bylaws of Parkside Denton Community Association, Inc.
Doc. 2025-15497**

5. The recording data for each amendment to the declaration (including covenants, bylaws, and rules and regulations) is:

NA

6. The mailing address for the association is as follows:

**PARKSIDE DENTON COMMUNITY ASSOCIATION, INC.
c/o Vision Communities Management, LLC
5757 Alpha Road, Ste. 680
Dallas, Texas 75240**

7. The name, address, telephone number, and email address of the person managing the association or the association's designated representative are as follows:

**Vision Communities Management, LLC
5757 Alpha Road, Ste. 680**

Dallas, Texas 75240
Phone: (972) 612-2302
Email: info@vcmtexas.com

8. The website address on which the association's dedicatory instruments are available:

<https://vcmtexas.com/> Click on the "Find My Community" link

9. The following fees are charged by the association relating to a transfer of property within the association:

Resale Certificate:	\$340.00
Statement of Account:	\$50.00
Refinance Certificate:	\$50.00
Transfer Fee to management company:	\$250.00
Covenant Inspection Fee (optional)	\$200.00

This Management Certificate amends, restates, and replaces in the entirety those previously filed Management Certificates, including those filed at Document Number(s) 2023-115213 in the official public records for DENTON COUNTY, Texas.

This Management Certificate does not purport to identify every publicly recorded document affecting the subdivision or to report every piece of information pertinent to the subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

EXECUTED as of 3/4/2025, 2025.

Vision Communities Management, LLC as
managing agent for the association

By (signature): Signed by:
Amber Altarabulsi

Name (printed): Amber Altarabulsi

Title: Managing Agent

The State of Texas §

County of Dallas §

This instrument was acknowledged before me on the ____ day of _____, 2025, by _____
_____ (name), the _____ (title) authorized agent for Vision
Communities Management, LLC.

Notary Public – The State of Texas

After Recording, Please Return To:
Vision Communities Management, LLC
5757 Alpha Road, Suite 680
Dallas, TX 75240