

Denton County  
Juli Luke  
County Clerk

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Instrument Number: 171187

ERecordings-RP

NOTICE

Recorded On: December 20, 2022 08:17 AM

Number of Pages: 3

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" Examined and Charged as Follows: "

Total Recording: \$34.00

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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: 171187  
Receipt Number: 20221219000766  
Recorded Date/Time: December 20, 2022 08:17 AM  
User: Jennifer K  
Station: Station 38

**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 January 1, 2023 by Villas at Belle Creek Homeowners Association, Inc., a Texas non-profit corporation (the "Association").

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

WHEREAS, the Declarant for Villas at Belle Creek has previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for Villas at Belle Creek filed of record on or about January 8, 2014 (the "Declaration") and recorded at Doc #2014-2136 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 Villas at Belle Creek.

WHEREAS, the Association was duly formed on October 4, 2013, as Villas at Belle Creek 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 Villas at Belle Creek.
2. Name of the Association. The name of the Association is the Villas at Belle Creek Homeowners Association, Inc. and is located at Denton County, Texas. The mailing address for the Association is 4Sight Property Management, 4760 Preston Rd., Suite 244-PMB 238, Frisco, TX 75034.
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 January 8, 2014 (the "Declaration") recorded at Doc #2014-2136 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:

4Sight Property Management  
4760 Preston Rd., Suite 244-PMB 238  
Frisco, TX 75034

6. Manager of the Association. The telephone number for the manager of the Association is (469) 287-8583 and the email address for the manager of the Association is HOAinformation@4SightPM.com.

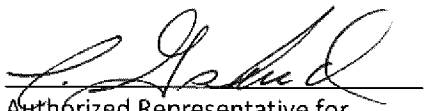
7. Website for the Association. The website for the Association is <https://bellecreek.4sightpm.com/>

8. Resale Certificates: Resale Certificates may be requested by contacting 4Sight Property Management at (469) 287-8583. The cost of a Resale Certificate is \$375.00. The cost for a rush fee is \$150. The cost for a change fee is \$75. The cost of a transfer fee is \$175.

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

ASSOCIATION:

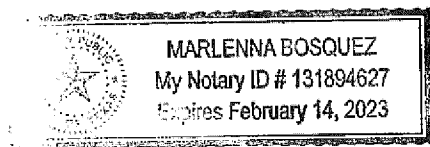
Villas at Belle Creek Homeowners Association, Inc., a Texas non-profit corporation


By:   
Authorized Representative for  
Villas at Belle Creek Homeowners Association,  
Inc.

THE STATE OF TEXAS           §  
COUNTY OF DENTON         §

This instrument was acknowledged before me on this 14<sup>th</sup> day of December, 2022 by Todd Eschwend, Authorized Representative for Villas at Belle Creek 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