

Denton County  
Juli Luke  
County Clerk

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**Instrument Number:** 108063

ERecordings-RP

NOTICE

Recorded On: October 05, 2023 10:29 AM

Number of Pages: 5

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**" Examined and Charged as Follows: "**

Total Recording: \$42.00

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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: 108063  
Receipt Number: 20231005000146  
Recorded Date/Time: October 05, 2023 10:29 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  
OF  
HAZELWOOD TOWNHOME ASSOCIATION, INC.**

The undersigned, being an officer of Hazelwood Townhome Association, Inc. (the "Association"), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Hazelwood.
2. The name of the Association: Hazelwood Townhome Association, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property in Denton County, Texas, made subject to that certain Hazelwood Master Covenant [Residential] recorded under Document No. 2023-107771, in the Official Public Records of Denton County, Texas, as the same may be amended from time to time (the "Covenant"), and to that certain Hazelwood Development Area Declaration [Townhomes] (the "Development Area Declaration"), recorded under Document No. 2023-107829, Official Public Records of Denton County, Texas, by the Recording of one more Notices of Applicability.
4. The recording data for the Covenant and the Development Area Declaration, and any amendments and/or supplements thereto: See Attachment 1 of this Management Certificate.
5. The name and mailing address of the Association: Hazelwood Townhome Association, Inc., c/o Paragon Property Management Group, 5501 Headquarters Dr., Suite 220W, Plano, TX 75024.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	Hazelwood Townhome Association, Inc., c/o Paragon Property Management Group
Attn.:	Tamara Moore
Mailing Address:	5501 Headquarters Dr., Suite 220W, Plano, TX 75024
Telephone Number:	469-498-6979
Email Address:	<a href="mailto:info@paragonpmg.com">info@paragonpmg.com</a>
7. Website to access the Association's dedicatory instruments:  
<https://paragonpmg.cincwebaxis.com>
8. Amount and description of fees related to property transfer in the subdivision: The Association fees are in the following amounts:

Working Capital Assessment (Residential Association)- \$250.00 (initial conveyance from Declarant or Homebuilder to a new Owner and resales).

Working Capital Townhome Assessment (non-Homebuilder) - \$250.00 (initial conveyance from Homebuilder to new Owner and resales)

Builder Contribution Fee - \$250.00 (conveyance from Homebuilder to new Owner)

Transfer Fee - \$304.00

Resale Certificate Fee - \$375.00

The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

EXECUTED to be effective on the date this instrument is Recorded.

*[SIGNATURE PAGE FOLLOWS]*

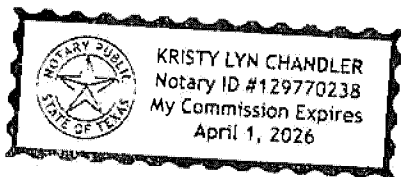
HAZELWOOD TOWNHOME ASSOCIATION, INC., a  
Texas nonprofit corporation

By: [Signature]  
Name: BOBBY SAMUEL  
Title: VICE PRESIDENT

STATE OF TEXAS           §  
   §  
COUNTY OF Collin       §

This instrument was acknowledged before me this 29 day of September, 2023 by  
Bobby Samuel, the Vice President of Hazelwood Townhome  
Association, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

[SEAL]



[Signature]  
Notary Public Signature

AFTER RECORDING RETURN TO:  
Robert D. Burton, Esq.  
WINSTEAD PC  
401 Congress Avenue, Suite 2100  
Austin, Texas 78701  
rburton@winstead.com

ATTACHMENT 1

**RECORDING DATA FOR THE COVENANT AND RELATED DOCUMENTS**

1. Hazelwood Master Covenant [Residential], recorded under Document No. 2023-107771, Official Public Records of Denton County, Texas, as same may be amended from time to time.
2. Hazelwood Development Area Declaration [Townhomes] recorded under No. 2023-107829, Official Public Records of Denton County, Texas, as same may be amended from time to time.
3. Hazelwood Adoption of Working Capital Assessment, recorded under Document No. 2023-107828, Official Public Records of Denton County, Texas.
4. Hazelwood Adoption of Working Capital Townhome Assessment, recorded under Document No. 2023-107825, Official Public Records of Denton County, Texas.
5. Hazelwood Community Manual [Townhomes], recorded under Document No. 2023-107874, Official Public Records of Denton County, Texas.
6. Hazelwood Notice of Exemption of Townhome Assessments [Subsidiary Homebuilder], recorded under Document No. 2023-108003, Official Public Records of Denton County, Texas.
7. Hazelwood Adoption of Builder Contribution Fee, recorded under Document No. 2023-108027, Official Public Records of Denton County, Texas.

ATTACHMENT 1

HAZELWOOD TOWNHOME ASSOCIATION, INC.  
MANAGEMENT CERTIFICATE