

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 25, 2023 by Emerald Sound Property Owners Association, Inc., a Texas non-profit corporation (the "Association").

WITNESSETH:

WHEREAS, the Declarant for Emerald Sound at Lake Lewisville has previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for Emerald Sound at Lake Lewisville filed of record on or about July 29, 1993 (the "Declaration") and recorded at Instrument #93-R0050832 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 of Emerald Sound at Lake Lewisville.

WHEREAS, the Association was duly formed on November 10, 1993, as Emerald Sound Property Owners 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 Emerald Sound at Lake Lewisville.
2. Name of the Association. The name of the Association is the Emerald Sound Property Owners Association, Inc. and is located in Denton County, Texas. The mailing address for the Association is c/o The MAC Group, 17130 Dallas Pkwy, Suite 140, Dallas, TX 75248.
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 July 29, 1993 (the "Declaration") recorded at Instrument #93-R0050832 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:

MAC Group Management Company
17130 Dallas Pkwy, Ste. #140
Dallas, TX 75248

6. Manager of the Association. The telephone number for the manager of the Association is 469-939-4928 and the email address for the manager of the Association is info@themacgroupco.com.

7. Website for the Association. The website for the Association is <https://app.townsq.io/login>.*

8. Resale Certificates: Resale Certificates may be requested by contacting The MAC Group at resales@themacgroupco.com or at <https://www.homewisedocs.com>. The Resale Fee is \$350.00. The Transfer Fee is \$200.00.

**Please Note: Supplementary documents may be requested for an additional fee through Homewisedocs.com.*

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

ASSOCIATION:

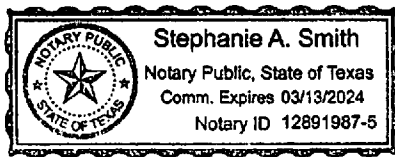
Emerald Sound Property Owners Association, Inc., a Texas non-profit corporation

By: *Renee Watters*
Authorized Representative for
Emerald Sound Property Owners Association,
Inc.

THE STATE OF TEXAS §
COUNTY OF DENTON §

This instrument was acknowledged before me on this 26 day of JANUARY, 2023 by *Renee Watters*, Authorized Representative for Emerald Sound Property Owners Association, Inc., a Texas non-profit corporation, on behalf of such corporation.

Notary Public in and for the State of Texas



Stephanie Smith
Notary Public Signature

**Dallas County
John F. Warren
Dallas County Clerk**

Instrument Number: 202300033564

eRecording - Real Property

Recorded On: February 22, 2023 12:23 PM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$30.00

******* 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:

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Station: CC53

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Simplifile



**STATE OF TEXAS
COUNTY OF DALLAS**

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 Dallas County, Texas.

John F. Warren
Dallas County Clerk
Dallas County, TX